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**UNITED STATES AIR FORCE  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA**

*673d Civil Engineering Squadron  
6346 Arctic Warrior Drive  
Joint Base Elmendorf-Richardson, Alaska 99506*

**ENVIRONMENTAL ASSESSMENT FOR DEMOLITION  
OF BUILDINGS 5303 AND 5312**

**JUNE 2013**

<b>Report Documentation Page</b>			<i>Form Approved OMB No. 0704-0188</i>	
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## FINDING OF NO SIGNIFICANT IMPACT

**Name of Proposed Action.** Demolition of Buildings 5303 and 5312 at Joint Base Elmendorf-Richardson (JBER), Alaska.

**Description of the Proposed Action and No Action Alternative.** Under the Proposed Action, the United States Air Force (USAF) would demolish two facilities at JBER that are in poor condition to alleviate the burden of maintaining these buildings and help meet the President's "20/20 by 2020" challenge, which aims to reduce owned, leased, and USAF-led joint base real property and associated operating costs 20 percent by the year 2020.

The Proposed Action includes all phases of work necessary to demolish the two buildings, including demolition, removal and abatement of asbestos and/or lead-based paint (LBP), removal of the foundations and footings, removal of buried utilities, backfilling, and restoration of any vegetation at Building 5312. The Building 5303 area will be re-surfaced with asphalt or gravel for use as a parking lot.

In contrast to the Proposed Action, under the No Action Alternative, the USAF would not demolish Buildings 5303 and 5312. To enable continued use, the buildings would need to be renovated. Implementation of the No Action Alternative would interfere with the USAF's compliance with the 20/20 by 2020 goal.

**Summary of Environmental Consequences.** The Environmental Assessment (EA) prepared for the proposed action, which is hereby incorporated by reference, addressed the potential environmental consequences from implementing the Proposed Action and analyzed the No Action Alternative. Potential environmental consequences were evaluated for their impact on noise, air quality, land use and transportation, water quality, biological resources, human health and safety, hazardous materials and waste management, cultural and historic resources, and geological resource areas.

The EA demonstrated that the proposed demolition of Buildings 5303 and 5312 would not result in significant or long-term environmental impacts to any resource area, and are not

expected to substantially affect the related resource areas of any past, present, or reasonably future foreseeable actions, with the exception of cultural and historic resources.

On 30 June 2000, the Keeper of the Advisory Council on Historic Preservation (AHP) determined that Buildings 5303 and 5312 are historic properties eligible for listing in the National Register of Historic Places (NRHP) under Criterion A – association with significant events. Both buildings were built in 1944 as supply warehouses for the Alaska Air Depot, and are contributing facilities to the Alaska Air Depot Historic District. Implementation of the Proposed Action will adversely and permanently affect the historic district. The USAF has acknowledged this adverse effect and has consulted with the Alaska State Historic Preservation Officer (SHPO) to establish a Memorandum of Agreement (MOA) to mitigate these effects.

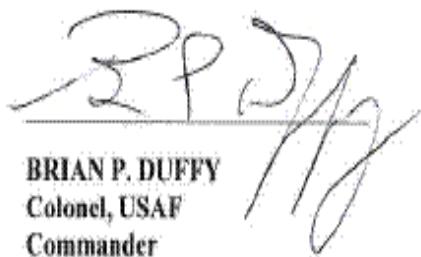
On 10 October 2012, the ACHP declined their invitation (dated 17 September 2012) to participate in the consultation; the organization concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases, to the Code of Federal Regulations, Title 36, Part 800 Protection of Historic Properties*, does not apply to the Proposed Action.

The investigation of cumulative effects revealed that Building 6260 (constructed in 1948), located approximately 1,400 feet east of Buildings 5303 and 5312 and close to the Proposed Action area, is similarly under consideration for future demolition. If the building is selected for demolition, a two-part demolition of the structure may begin as early as the end of 2012 and be completed during the summer or fall of 2013. Building 6260 is not considered a historic property; therefore, no significant cumulative impacts to historic resources are expected from the potential demolition. A separate National Environmental Policy Act (NEPA) effort would be completed before demolition activities occur.

Two more structures, Buildings 9570 and 10286 are also under consideration for future demolition. These structures are over half a mile from Buildings 5303 and 5312 and would be part of a separate NEPA review.

**Mitigation.** The USAF will implement the mitigation measures outlined in the Memorandum of Agreement (MOA) as presented in Appendix B, Exhibit B-1. This MOA is incorporated by reference. Mitigation includes architectural recordation, photographic recordation, and the provisions of drawings. Architectural recordation will be completed prior to the demolition of Buildings 5303 and 5312.

**Conclusion.** Based on the analysis presented in the EA, which was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations, and 32 CFR 989, et seq., the implementation of the Proposed Action with the required mitigation will not result in significant impacts to the quality of the human or natural environment. However, demolition of Buildings 5303 and 5312 will have an adverse impact on cultural and historic resources. By implementing mitigation measures defined in the proposed MOA (included in Appendix B) these impacts will be minimized to less than significant levels. A Finding of No Significant Impact is warranted and an Environmental Impact Statement is not required for this action.



BRIAN P. DUFFY  
Colonel, USAF  
Commander

7 Jun 13

Date

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**UNITED STATES AIR FORCE  
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## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
ACRONYMS AND ABBREVIATIONS .....	v
FINDING OF NO SIGNIFICANT IMPACT .....	vii
1.0 PURPOSE AND NEED .....	1-1
1.1 BACKGROUND .....	1-1
1.1.1 Building 5303.....	1-2
1.1.2 Building 5312.....	1-3
2.0 ENVIRONMENTAL IMPACT ANALYSIS PROCESS .....	2-1
2.1 REGULATORY COMPLIANCE.....	2-1
2.2 SCOPE OF RESOURCE ANALYSIS .....	2-3
2.3 SUMMARY OF ENVIRONMENTAL IMPACTS .....	2-3
2.4 NOTIFICATION AND PUBLIC INVOLVEMENT .....	2-5
3.0 DOCUMENT ORGANIZATION.....	3-1
4.0 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES .....	4-1
4.1 PROPOSED ACTION .....	4-1
4.2 ALTERNATIVES CONSIDERED BUT ELIMINATED.....	4-1
4.2.1 Alternative One – Demolish 5312 and Renovate 5303.....	4-2
4.2.2 Alternative Two – Demolish Building 5303 and Renovate Building 5312.....	4-2
4.2.3 No Action Alternative .....	4-3
5.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES .....	5-1
5.1 ENVIRONMENTAL RESOURCES ELIMINATED FROM DETAILED CONSIDERATION .....	5-1
5.1.1 Airspace .....	5-1
5.1.2 Coastal Resources .....	5-2
5.1.3 Floodplains and Wetlands .....	5-2
5.1.4 Socioeconomics and Environmental Justice .....	5-2
5.2 ENVIRONMENTAL RESOURCES INCLUDED FOR DETAILED CONSIDERATION .....	5-2
5.2.1 Noise .....	5-3
5.2.2 Air Quality .....	5-5
5.2.3 Land Use and Transportation .....	5-7

## TABLE OF CONTENTS (Continued)

<u>SECTION</u>	<u>PAGE</u>
5.2.4 Water Quality .....	5-8
5.2.5 Biological Resources.....	5-9
5.2.6 Human Health and Safety .....	5-11
5.2.7 Waste Management.....	5-13
5.2.8 Cultural and Historic Resources.....	5-19
5.2.9 Geological Resources.....	5-21
6.0 CUMULATIVE AND OTHER EFFECTS.....	6-1
6.1 CUMULATIVE EFFECTS.....	6-1
6.1.1 Projects Identified for Potential Cumulative Effects .....	6-1
6.1.2 Cumulative Effects Analysis.....	6-2
6.2 COMPATIBILITY OF PROPOSED ACTION AND ALTERNATIVES WITH THE OBJECTIVES OF FEDERAL, REGIONAL, STATE, AND LOCAL LAND USE PLANS, POLICIES, AND CONTROLS.....	6-3
6.3 RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY .....	6-4
6.4 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES.....	6-4
6.4.1 Cultural Resources .....	6-4
6.4.2 Material Resources.....	6-4
6.4.3 Energy Resources.....	6-5
6.4.4 Human Resources .....	6-5
7.0 PERSONS AND AGENCIES CONTACTED AND LIST OF PREPARERS .....	7-1
7.1 PERSONS AND AGENCIES CONTACTED .....	7-1
7.2 LIST OF PREPARERS.....	7-1
8.0 REFERENCES.....	8-1

## TABLES

Table 2-1	Findings for Proposed Action and No Action Alternative .....	2-4
Table 3-1	Environmental Assessment Organization .....	3-1
Table 5-1	ADEC Contaminated Sites.....	5-18

**TABLE OF CONTENTS (Continued)**

<b><u>SECTION</u></b>		<b><u>PAGE</u></b>
	<b>FIGURES</b>	
Figure 1-1	JBER Location and Vicinity .....	1-5
Figure 1-2	Buildings 5303 & 5312 Environmental Assessment Site Map.....	1-7
Figure 5-1	ADEC Contaminated Sites Within a 0.25-Mile Radius.....	5-15

**APPENDICES**

Appendix A	Photographs
Appendix B	Agency Coordination
	Exhibit B-1    National Historic Preservation Act, Section 106
	Exhibit B-2    Endangered Species Act, Section 7
Appendix C	IICEPs and Response Letters
Appendix D	NOA, Comments, and Responses

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## ACRONYMS AND ABBREVIATIONS

AAC	Alaska Administrative Code
ACHP	Advisory Council on Historic Preservation
ACM	asbestos-containing material
ADEC	Alaska Department of Environmental Conservation
AFI	Air Force Instruction
AFOSH	Air Force Occupational Safety and Health
AHRS	Alaska Heritage Resources Survey
AQI	Air Quality Index
BEO	Bioenvironmental Engineering Office
bgs	below ground surface
BMP	best management practices
CAA	Clean Air Act
C&D	construction and demolition
CEQ	Council of Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
dB	decibel
DoD	Department of Defense
EA	Environmental Assessment
EIS	Environmental Impact Statement
EPA	U.S. Environmental Protection Agency
ESA	Endangered Species Act
FONSI	Finding of No Significant Impact
HAZMART	Hazardous Materials Pharmacy
IICEP	Interagency/Intergovernmental Coordination Letters for Environmental Planning
JBER	Joint Base Elmendorf-Richardson
LBP	lead-based paint
MOA	Memorandum of Agreement
NAGPRA	Native American Graves Protection and Repatriation Act
NEPA	National Environmental Policy Act

**ACRONYMS AND ABBREVIATIONS (Continued)**

NHPA	National Historic Preservation Act
NOA	Notice of Availability
NRHP	National Register of Historic Places
OSHA	Occupational Safety and Health Administration
OU	operable units
POL	petroleum, oil, and lubricants
RCRA	Resource Conservation and Recovery Act
SABER	Simplified Acquisition of Base Engineering Requirements
SARA	Superfund Amendments and Reauthorization Act
SHPO	State Historic Preservation Officer
TSCA	Toxic Substance Control Act
USAF	U.S. Air Force
USFWS	U.S. Fish and Wildlife Service
673 AMDS/ SGPB	Bioenvironmental Engineering Office
673 CES	673d Civil Engineer Squadron
611 CES	611th Civil Engineer Squadron

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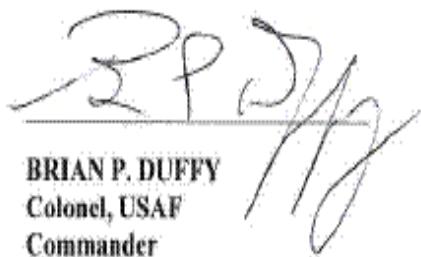
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**Conclusion.** Based on the analysis presented in the EA, which was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations, and 32 CFR 989, et seq., the implementation of the Proposed Action with the required mitigation will not result in significant impacts to the quality of the human or natural environment. However, demolition of Buildings 5303 and 5312 will have an adverse impact on cultural and historic resources. By implementing mitigation measures defined in the proposed MOA (included in Appendix B) these impacts will be minimized to less than significant levels. A Finding of No Significant Impact is warranted and an Environmental Impact Statement is not required for this action.



BRIAN P. DUFFY  
Colonel, USAF  
Commander

7 Jun 13

Date

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## 1.0 PURPOSE AND NEED

The purpose of the Proposed Action is to demolish Building 5303, the Bioenvironmental (BE) Storage and Civil Engineering Environmental (CV) Facility, and Building 5312, the Natural Resources Element and SABER offices, at Joint Base Elmendorf-Richardson (JBER) (Figure 1-1) as part of the effort to consolidate installation operations by demolishing underutilized facilities. The directives guiding this effort share the overarching goals of reducing the physical footprint of the U.S. Air Force (USAF) and operating costs enterprise-wide. These directives include the presidential initiative of 10 June 2010, *Memorandum for the Heads of Executive Departments and Agencies, Disposing of Unneeded Federal Real Estate* to develop sustainable installations, the USAF 20/20 by 2020 program, which aims to reduce owned, leased, and USAF-led joint base real property and associated operating costs by 20 percent by the year 2020, Executive Order 13423 to reduce energy usage, and Executive Order 13514 to reduce potable water usage.

Buildings 5303 and 5312 have been determined to be beyond their safe and environmentally efficient operational design life and do not meet the requirements set forth in Air Force Instruction (AFI) 32-1024 *Standard Facility Requirements* or Air Force Handbook (AFH) 32-1084 *Facility Requirements*; therefore, the buildings are designated for demolition. The recommended actions to minimize the historical impact from the demolition of the buildings are included in the proposed Memorandum of Agreement (MOA) (Appendix B). The USAF and Alaska State Historic Preservation Officer (SHPO) have agreed to the contents of the MOA through consultation.

The Proposed Action site, Buildings 5303 and 5312, and their surrounding areas are shown on Figure 1-2.

### 1.1 BACKGROUND

JBER is located adjacent to Anchorage, Alaska (Figure 1-1). The installation resulted from the 2005 Defense Base Closure and Realignment Commission that re-directed installation management and structure from individual USAF and U.S. Army installations to a new joint

base unit that includes the former Elmendorf Air Force Base and the adjacent U.S. Army property, Fort Richardson.

In 1929, 45,000 acres of public land in Southcentral Alaska were set aside by Executive Order as a military reservation. Construction of the U.S. Army base, later named Fort Richardson, began on 8 June 1940. Elmendorf Field was also included on the base. The U.S. Army intended it to be a major and permanent airfield. Fort Richardson became the headquarters of the Alaska Defense Forces in February 1941.

Construction at the airfield was classified as either “permanent” or “temporary.” Temporary structures were made of wood or another material designed to be used for 10 to 15 years or more before being replaced by permanent structures. For example, the World War II barracks were considered temporary. Permanent structures were constructed of steel and concrete, stone, or brick with life expectancies of up to 100 years or longer. Buildings 5303 and 5312 are classified as semi-permanent structures: temporary structures that have been modified by the military to extend their operable life span beyond the original intended 10 to 15 years.

With the establishment of the USAF as a discrete service in Alaska, the U.S. Army and USAF began to separate their personnel and establish separate facilities. Beginning in the early 1950s, the U.S. Army began to vacate the original Fort Richardson and moved eastward. A new Fort Richardson was established. In 1951, the property that comprises Elmendorf Air Force Base was transferred from the Department of the Army to the Department of the Air Force. Elmendorf Air Force Base was officially established in June 1960.

The USAF and the U.S. Army continued to operate separately until the formation of JBER in 2005.

### **1.1.1 Building 5303**

Building 5303 was built in 1944 as a supply warehouse for the Alaska Air Depot. During its history, Building 5303 has also been designated as Building 22-039, 3d Civil Engineer Squadron (3 CES) Prime Beef, and Prime Beef. While the building has been determined

eligible for the National Register of Historic Places (NRHP) based on its association with World War II, there is no definitive indication that the site stored any items directly involved in World War II operations. The building is located in an area of JBER-Elmendorf that is classified as the Alaska Air Depot Historic District.

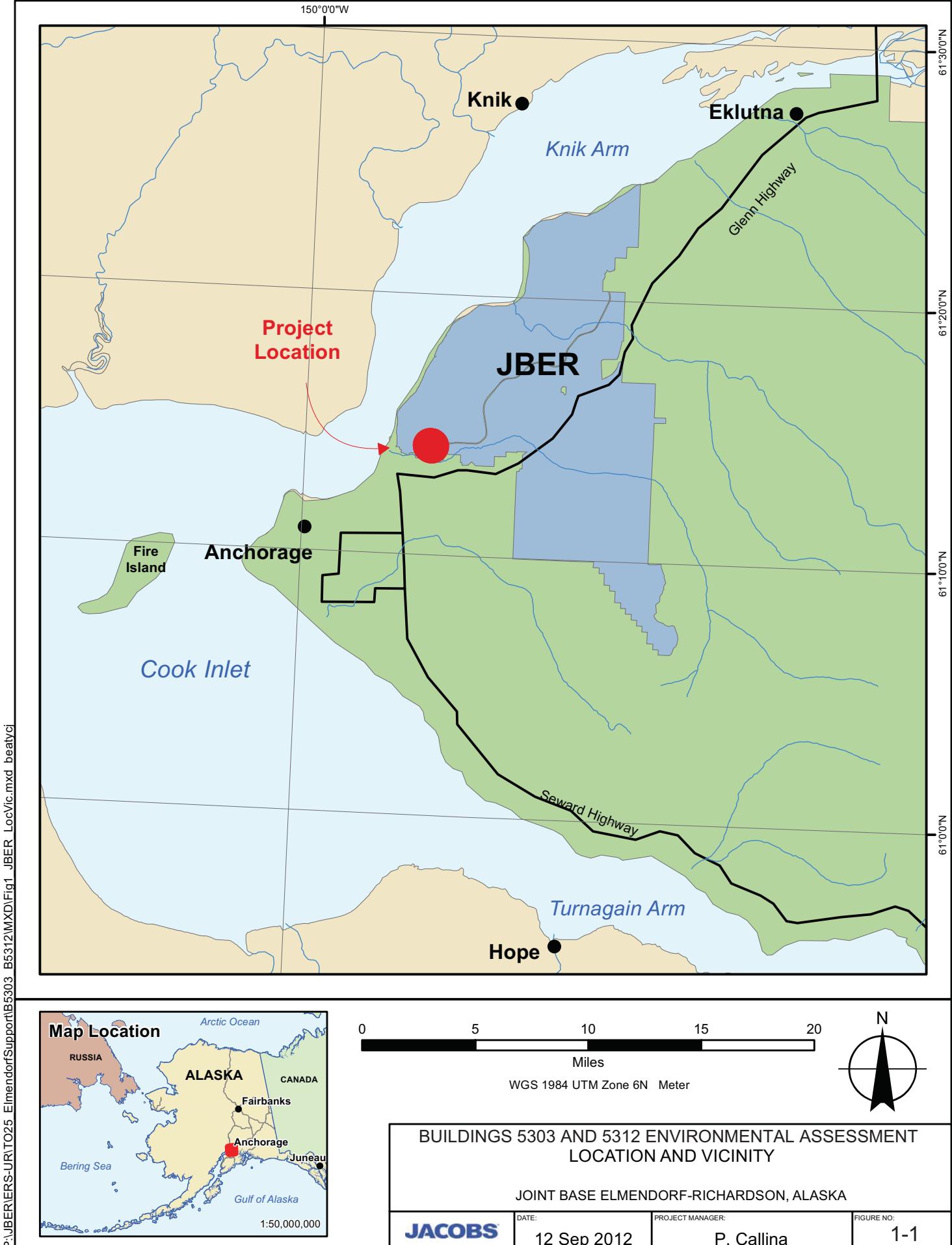
Building 5303, the BE Storage CV Facility, is currently being used as a warehouse to store emergency heating equipment and office furniture. The USAF has identified an alternate location to store these materials if the building is demolished. Photographs of the exterior and interior are presented in Appendix A.

### **1.1.2 Building 5312**

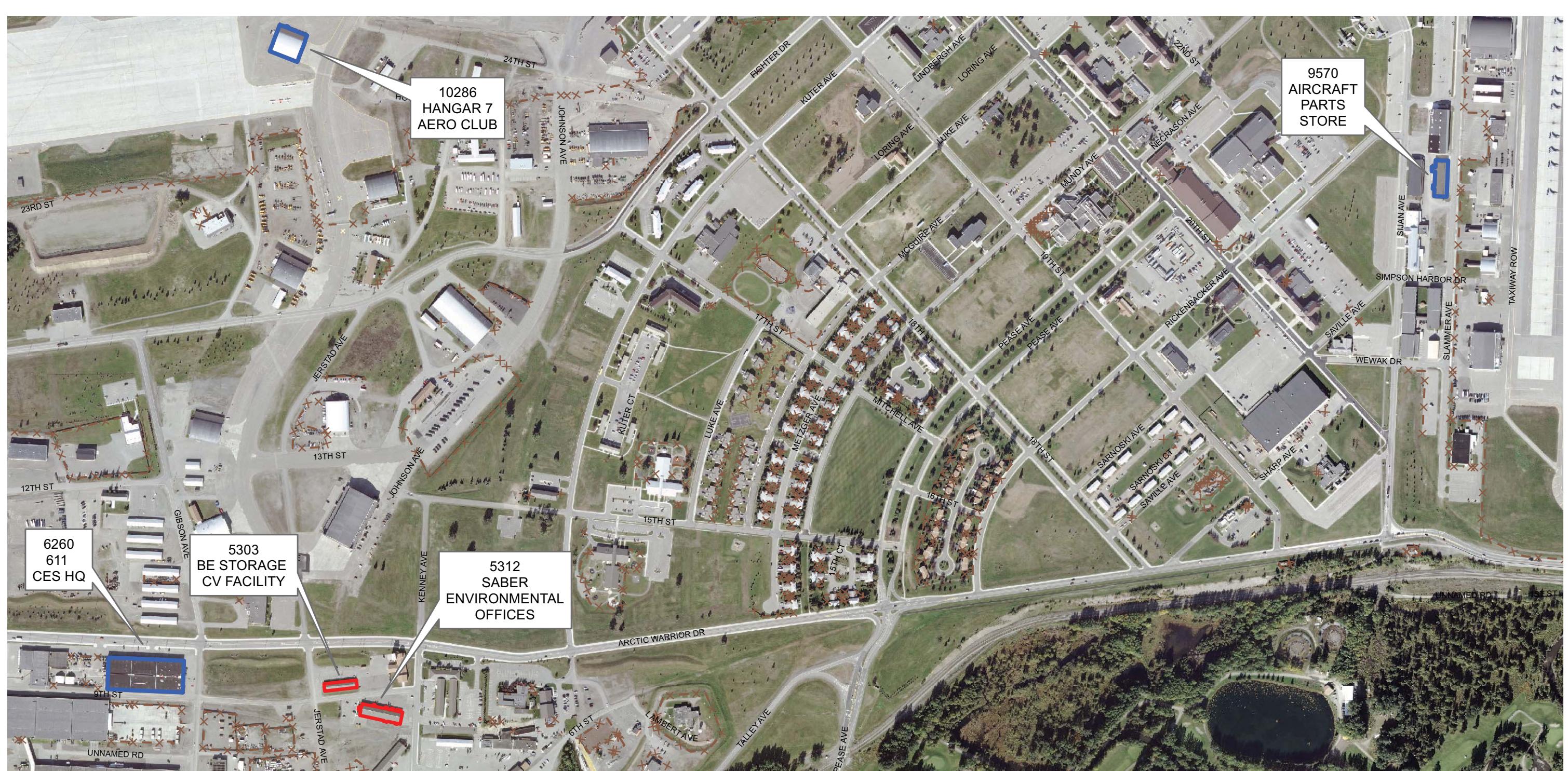
Building 5312 was built in 1944 as a supply warehouse for the Alaska Air Depot. In the past, it has also been designated as Building 22-041, a Housing Office and Supply Warehouse. There is no indication that the site stored any items directly involved in WWII operations. Like Building 5303, the structure is in an area of JBER-Elmendorf classified as the Alaska Air Depot Historic District.

Building 5312 is currently used for the offices of 673d CES Asset Management Flight, Natural Resources Element, and Simplified Acquisition of Base Engineering Requirements (SABER). Photographs of the exterior and interior are presented in Appendix A.

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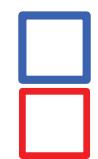


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Project Location

Digital Orthomosaic of Joint Base Elmendorf-Richardson (JBER) military installations based on 04 September 2009 aerial photography with a pixel ground resolution of 0.3m. Vector data created and maintained in support of the Joint Base Elmendorf-Richardson GeoBase program, 3 CES/CEOE, PACAF.



## Potential Demolition Sites

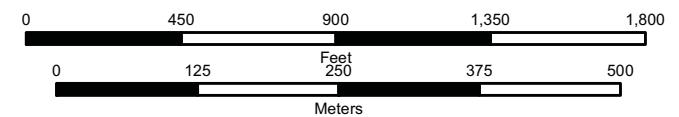


## Proposed Action Site



## Fence Line

All Locations Are Approximate  
WGS 1984 UTM Zone 6N



BUILDINGS 5303 & 5312  
ENVIRONMENTAL ASSESSMENT  
SITE MAP

JOINT BASE ELMENDORF-RICHARDSON, ALASKA

**JACOBS**

06 NOV 2012

GER:

NO:

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## 2.0 ENVIRONMENTAL IMPACT ANALYSIS PROCESS

The Environmental Assessment (EA) process is carried out to determine the potential for significant impacts on the human environment and to determine whether a Finding of No Significant Impact (FONSI) is warranted or if an Environmental Impact Statement (EIS) should be prepared. This EA is conducted in compliance with National Environmental Policy Act (NEPA); the Council on Environmental Quality regulations implementing NEPA (Code of Federal Regulations [CFR], Title 40, Parts 1500-1508); the Department of Defense Directive 6050.1, *Environmental Considerations in DoD Actions*; and AFI 32-7061 *Environmental Impact Analysis Process*, implementing the regulations for NEPA (32 CFR 989), as amended. This includes public and agency review of information pertinent to the Proposed Action, and provides a full and fair discussion of potential consequences to the natural and human environment.

### 2.1 REGULATORY COMPLIANCE

This EA describes the USAF's proposal to demolish Buildings 5303 and 5312 at JBER, Alaska.

Additional applicable federal regulatory requirements may include:

- AFI 32-1052, *Facility Asbestos Management*
- AFI 32-7020, *Environmental Restoration Program*
- AFI 32-7040, *Air Quality Compliance*
- AFI 32-7041, *Water Quality Compliance*
- AFI 32-7042, *Waste Management*
- AFI 32-7063, *Air Installation Compatible Use Zone (AICUZ) Program*
- AFI 32-7064, *Integrated Natural Resource Management*
- AFI 32-7065, *Cultural Resources Management Program*
- AFI 32-7080, *Pollution Prevention Program*
- AFI 32-7086, *Hazardous Materials Management*
- Archaeological Resources Protection Act (ARPA) (U.S. Code (USC), Title 16, Section 470a-11, et seq., as amended)

- Clean Air Act (CAA) (42 USC 7401, et seq., as amended)
- Clean Water Act (33 USC 400, et seq.)
- Wild and Scenic Rivers Act of 1968 (16 USC 1271-1287, et seq., as amended)
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, as amended in 1986 by the Superfund Amendments and Reauthorization Act (SARA) (42 USC 9601, et seq.)
- Protocol for Conducting Environmental Compliance Audits under Subtitle D of RCRA (40 CFR 240 through 258)
- Defense Environmental Restoration Program (10 USC 2701, et seq.)
- Emergency Planning and Community Right-to-Know Act of 1986 (42 USC 11001, et seq.)
- Endangered Species Act (16 USC 1531-1543, et seq.)
- Executive Order 11514, Protection and Enhancement of Environmental Quality as amended by Executive Order 11991
- Executive Order 11988, Floodplain Management
- Executive Order 11990, Protection of Wetlands
- Executive Order 12088, Federal Compliance with Pollution Control Standards
- Executive Order 12372, Intergovernmental Review of Federal Programs
- Executive Order 12898, Environmental Justice
- Executive Order 12989, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations
- Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks
- Executive Order 13423, Strengthening Federal Environmental, Energy, and Transportation Management
- Hazardous Materials Transportation Act of 1975 (49 USC 1761, et seq.)
- National Historic Preservation Act (NHPA) of 1966, (16 USC. Sec. 470, et seq., as amended)
- The Native American Graves Protection and Repatriation Act of 1990 (Public Law 101-601, 25 USC 3001-3013, et seq.)
- Noise Control Act of 1972 (42 USC 4901, et seq., Public Law 92-574)
- Occupational Safety and Health Act of 1970 (29 USC 651, et seq.)
- Resource Conservation and Recovery Act of 1976 (42 USC 6901, et seq.)
- Toxic Substances Control Act of 1976 (15 USC 2601, et seq.)

## 2.2 SCOPE OF RESOURCE ANALYSIS

The Proposed Action has the potential to affect certain environmental resources. These potentially affected resources have been identified through communications with state and federal agencies and review of associated site environmental documentation. The EA evaluates the potential environmental consequences of the Proposed Action and No Action Alternative on the following general impact topics: noise, air quality, land use and transportation, water quality, biological resources, human health and safety, hazardous materials and waste management, cultural and historic resources, and geological resources.

Water quality and biological resources were included for analysis, but adverse impacts are not expected. Several other environmental resources were eliminated from detailed analysis because research revealed that these resources will not be potentially impacted by the Proposed Action; however, they are briefly discussed in Section 4.1.

## 2.3 SUMMARY OF ENVIRONMENTAL IMPACTS

Findings for the Proposed Action and No Action Alternative are summarized in Table 2-1.

**Table 2-1**  
**Findings for Proposed Action and No Action Alternative**

Resource	Impact Rating	Proposed Action Findings	No Action Alternative Findings
Noise	Less than significant	Demolition activities would result in short-term, minor adverse impacts on the ambient noise environment within the project area.	There would be no change in the current ambient noise environment.
Air Quality	Less than significant	Demolition activities would result in short-term, minor adverse impacts on air quality within the project area.	There would be no change to the current air quality.
Land Use and Transportation	Negligible	Demolition activities would result in short-term, negligible impacts on transportation within the project area.	There would be no change to current land use or transportation.
Water Quality	None	No significant impact on water quality.	There would be no change to the current water quality.
Biological Resources	None	No significant impact on biological resources.	Biological resources would not change from existing conditions.
Human Health and Safety	Less than significant	Demolition activities would result in short-term, minor adverse impacts to contractor safety within the project area.	No impacts related to human health and safety are expected.
Waste Management	Less than significant	Demolition activities would result in short-term, minor adverse impacts to public safety if procedures are followed and proper personal protective equipment is worn for potential exposure to asbestos; lead-based paint; and/or petroleum, oil, and lubricants..	There would be no increase in the amount of hazardous materials or wastes. However, hazardous materials already exist in the buildings and may need to be abated.
Cultural and Historic Resources	Significant, but mitigation will serve to reduce overall impact to a less than significant level (see Appendix B, Exhibit B-1)	Demolition of Buildings 5303 and 5312 would have a permanent and adverse effect on the Alaska Air Depot Historic District.	Buildings would remain in place.
Geological Resources	Less than significant	Demolition activities would result in short-term, minor adverse impacts to geological resources within the project area. Backfilling, grading, and seeding of the area after activities have been completed at 5312 and paving at 5303 would reduce soil erosion and sedimentation rates.	No impact to geologic resources would be expected.

## 2.4 NOTIFICATION AND PUBLIC INVOLVEMENT

The USAF sent four Interagency/Intergovernmental Coordination Letters for Environmental Planning (IICEP) to the appropriate agencies on 11 October 2012. These agencies include federal, state, and local agencies; and Native Corporations (Appendix C). A response was received on 20 November 2012 from Cook Inlet Region, Inc. (Appendix C) confirming they had no concerns over the Proposed Action. No other agencies responded.

As part of the NEPA process, the USAF made the EA and Draft FONSI available to the public and interested stakeholders for review and comment. The Notice of Availability (NOA) of the EA and Draft FONSI was published in the *Anchorage Daily News* and on the JBER environmental webpage (<http://www.jber.af.mil/environmental/index.asp>) (see Appendix D). Publication of the NOA initiated the public comment period, which ran from 7 March to 5 April, 2013. The public was given a minimum of 30 days to comment on the EA and Draft FONSI prior to the signing of the FONSI. Public comments received before the comment deadline were made part of the Administrative Record and considered in making a decision on the Proposed Action. During the public comment period, three comments were received. The comments received during the public comment period and Air Force responses are included in Appendix D.

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### 3.0 DOCUMENT ORGANIZATION

This EA is organized into sections, as shown in Table 3-1.

**Table 3-1**  
**Environmental Assessment Organization**

Section Number	Title
1.0	Purpose and Need
2.0	Environmental Impact Analysis Process
3.0	Document Organization
4.0	Description of Proposed Action and Alternatives
5.0	Affected Environment and Environmental Consequences
6.0	Cumulative and Other Effects
7.0	List of Preparers and Agencies Contacted
8.0	References

Appendices to this EA include the following information:

- Appendix A – Photographs of the buildings proposed for demolition
- Appendix B – Documentation of agency coordination
- Appendix C – IICEPs and Response Letters
- Appendix D – NOA, Comments, and Responses

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## 4.0 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

### 4.1 PROPOSED ACTION

Under the Proposed Action, the USAF would demolish Buildings 5303 and 5312. The Proposed Action is projected to start in May 2013 and be completed before the end of that year.

Building 5303 is a one-story building with an attic that encompasses approximately 7,200 square feet. Building 5312 is a one-story building that encompasses 15,740 square feet. Both buildings were constructed in 1944.

Under the Proposed Action, demolition activities would include demolishing the structures; removing any asbestos and/or LBP; removing slabs, foundations, and footings; removing and capping any buried utilities. The depth of the excavations would be no greater than 3 feet below ground surface (bgs). Stormwater runoff would be managed via surface drainage. Temporary staging areas for heavy machinery and temporary parking for worksite personnel vehicles would be used during the demolition activities; however, a demolition plan detailing these staging areas has not yet been developed.

Backfilling and restoring vegetation to prevent future erosion would occur at Building 5312 only; the area where Building 5303 is currently located will be re-surfaced with asphalt and/or gravel for use as a parking lot.

### 4.2 ALTERNATIVES CONSIDERED BUT ELIMINATED

Consideration and analysis of reasonable alternatives to the Proposed Action are required in an EA under NEPA. Considering alternatives may help to avoid unnecessary negative impacts and allows for analysis of reasonable options to achieve the stated purpose. However, for this EA, there is no reasonable alternative to the Proposed Action. Other alternatives as described below were also identified, but excluded from further detailed analysis.

#### **4.2.1 Alternative One – Demolish 5312 and Renovate 5303**

Alternative One is to demolish Building 5312 and renovate Building 5303. This alternative was eliminated from detailed analysis because it does not alleviate the financial burden associated with maintaining the underutilized Building 5303, even after renovation. Building 5303 is an underutilized facility and is used to store emergency heating equipment. Alternate locations for equipment storage exist.

The projected cost associated with renovating Building 5303 to upgrade the utility systems is not practicable. Operating the building's outdated heating system results in disproportionately high energy costs, and would require an upgrade to the utility systems should the facility be maintained. Due to its date of construction, the presence of hazardous materials is anticipated in Building 5303, which would substantially increase renovation costs. Additionally, mitigation for adverse effects to a historic property would be required for the demolition of Building 5312, and may also be required for the renovation of Building 5303, adding more to renovation and maintenance costs of the underutilized facility. Renovating an underutilized building such as Building 5303 at a high cost does not support the USAF's Proposed Action and therefore does not adequately address the proposed purpose and need for the Proposed Action.

#### **4.2.2 Alternative Two – Demolish Building 5303 and Renovate Building 5312**

Alternative Two is to demolish Building 5303 and renovate Building 5312. This alternative was eliminated from detailed analysis because it does not alleviate the financial burden associated with maintaining and renovating the underutilized Building 5312.

Building 5312 is the current location of the 673d Civil Engineer Squadron (673 CES) SABER/Environmental Offices. Renovations of the eastern portion of the building began in 2011 with the purpose of upgrading the outdated and economically impractical utility systems. The work was not completed, however, as it became apparent that the building's inefficiencies would not support the USAF's sustainable installation goals. Construction activities were halted when the structure was identified for demolition.

Building 5312 is unnecessary because the USAF already has an alternate location for the environmental offices and wishes to re-locate and consolidate personnel in order to save on energy costs. Operating the building's outdated heating system results in disproportionately high energy costs, and would require an upgrade to the utility systems should the facility be maintained. The projected cost associated with renovating Building 5312 to upgrade the utility systems is not practicable. Remediation of known hazardous materials in Building 5312 would be necessary overall if the renovation were carried forward, substantially increasing renovation costs.

Additionally, mitigation for adverse effects to a historic property would be required for the demolition of Building 5303, and may also be required for the renovation of Building 5312, adding to the cost of renovating and maintaining the underutilized facility. Renovating an underutilized structure such as Building 5312 at a high cost does not support the USAF's Proposed Action and therefore does not adequately address the proposed purpose and need for the Proposed Action.

#### **4.2.3 No Action Alternative**

CEQ regulations require consideration of the No Action Alternative. The No Action Alternative serves as a baseline against which the impacts of the Proposed Action and other alternatives are evaluated. Under the No Action Alternative, USAF would not demolish Buildings 5303 and 5312. This would not alleviate the burden and costs associated with maintaining the underutilized facilities in poor condition; the buildings need to be renovated to be operable. Additionally, the No Action Alternative would interfere with the USAF's compliance with the 20/20 by 2020 goal. The No Action Alternative would not meet the purpose of and need for the Proposed Action.

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## 5.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

The NEPA requires that the analysis address areas and components of the environment that may be potentially affected. This section identifies those areas. Table 2-1 in the Summary of Environmental Impacts (Section 2.3) summarizes unavoidable adverse effects associated with the Proposed Action and No Action Alternative. Locations and resources with little or no potential to be affected are summarized in Section 5.1. Locations and resources with short-term, minor adverse impacts to permanent and adverse impacts are summarized in Section 5.2.

Each environmental resource discussion begins with an explanation of the affected environment and ends with a discussion of potential environmental consequences. The Existing Condition or each relevant environmental resource is described to provide meaningful points from which the public and agency decision-makers can compare potential future environmental, social, and economic effects. The baseline conditions described in this section constitute conditions under the No Action Alternative. Additionally, the expected geographic scope of potential impacts, known as the region of influence, is defined for each resource analyzed.

### 5.1 ENVIRONMENTAL RESOURCES ELIMINATED FROM DETAILED CONSIDERATION

Airspace, coastal resources, floodplains, socioeconomic factors, and environmental justice require analysis to determine their level of impact from the Proposed Action. The following subsections provide that analysis.

#### 5.1.1 Airspace

The Proposed Action and the No Action Alternative do not involve aircraft or airspace modifications. The demolition activities are not be expected to impact the airspace at JBER.

### **5.1.2 Coastal Resources**

The project area is located outside of the Anchorage Coastal Zone (Municipality of Anchorage 2007). Neither the Proposed Action nor the No Action Alternative would result in a change from the existing conditions, with no impact to coastal resources expected.

### **5.1.3 Floodplains and Wetlands**

The project area is located outside the Ship Creek floodplain, including the 100-year flood zone (Overstreet 2012). No other flood zones have been identified in the vicinity of the project area. The project area is not located within or near a wetland. The closest wetland is located southeast of the project area and is separated from the project area by Talley Street (JBER 2013).

### **5.1.4 Socioeconomics and Environmental Justice**

The Proposed Action is not expected to have a measurable effect on the regional economy or surrounding community. Implementation of the Proposed Action will not affect employment of JBER personnel. A temporary increase in construction personnel would result in a slight increase in total number of persons working on JBER. Additional support facilities (e.g., housing, transportation) are not necessary to accommodate the increase in workforce. Changes to employment and expenditures resulting from the Proposed Action would be short-term and beneficial, creating short-term employment opportunities for local contractors. With the exception of employment opportunities, no impacts to the community are anticipated.

The No Action Alternative would result in no sustained change from existing conditions.

## **5.2 ENVIRONMENTAL RESOURCES INCLUDED FOR DETAILED CONSIDERATION**

Noise, air quality, land use and transportation, water quality, biological resources, human health and safety, hazardous materials and waste management, and cultural and historic resources are areas that require analysis to determine their level of impact from the Proposed Action. The following subsections provide in-depth analysis.

### 5.2.1 Noise

Noise is considered to be unwanted sound that interferes with normal activities or otherwise diminishes the quality of the environment. The noise may be intermittent or continuous, stationary or transient. Stationary sources are normally related to specific land uses, such as housing tracts or industrial plants (USAF 2011c). Transient noise sources move through the environment, either along established paths such as highways or railways, or randomly, as in the case of an aircraft flying in a block of training airspace such as around the JBER airfield (USAF 2011c). Noise pollution may be steady, increasing and decreasing gradually in volume, or impulsive, increasing and decreasing suddenly. A wide range of responses to noise exists, varying according to the sensitivity and expectations of the receptor, the time of day, and the distance between the noise source and the receptor (USAF 2011c).

#### *Affected Environment*

Noise-sensitive receivers are not known to exist in the immediate area surrounding the project area. Adjacent properties that may be affected include office buildings, warehouses, and heavy equipment storage areas. The project area is located adjacent to one of the primary vehicle transportation routes through JBER, and therefore is exposed to traffic noise as well as aircraft noise from the airfield which is located over 4,500 feet northeast of the Proposed Action area..

#### *Environmental Consequences*

At JBER, a hearing conservation program is managed in accordance with Air Force Occupational Safety and Health (AFOSH) standard 48-20, *Occupational Noise and Hearing Conservation Program*, DoD Instruction 6055.12, *DoD Hearing Conservation Program*, and 29 Code of Federal register 1910.95, *Occupational Noise Exposure*. The USAF, DoD, and the National Institute of Occupational Safety and Health (NIOSH) have all established occupational noise exposure damage risk criteria (or “standards”) for hearing loss so as not to exceed 85 decibels (dB) over an 8-hour time period, with a 3 dB exchange rate in a work environment.

The exchange rate is an increment of dBs that requires the halving of exposure time, or a decrement of decibels that requires doubling exposure time. For example, a 3 dB exchange rate requires that noise exposure time be halved for each 3 dB increase in noise level (USAF 2011d). Therefore, an individual would achieve the limit for risk criteria at 88 dB, for a time period of 4 hours, and at 91 dB, for a time period of 2 hours (USAF 2011d). The standard assumes “quiet” (where an individual remains in an environment with noise levels less than 72 dB) for the balance of the 24-hour period (USAF 2011d).

Also, USAF and the Occupational Safety and Health Administration (OSHA) occupational standards prohibit any unprotected worker exposure to continuous (i.e., of a duration greater than one second) noise exceeding 115 dB. OSHA established this additional standard to reduce the risk of workers developing noise-induced hearing loss.

The Hearing Conservation Program at JBER is administered by the Bioenvironmental Engineering Office (673 AMDS/SGPB). As per the requirements of AFOSH Standard 48-20, representatives from the 673 AMDS/SGPB will visit facilities in which workers could potentially be exposed to noise levels exceeding noise exposure thresholds. A health risk assessment is conducted in those facilities and, as part of the assessment, a representative sample of employees are instructed to carry noise dosimeters for a specified period of time (USAF 2011d). If noise exposure exceeds established thresholds, an audiometric monitoring program is initiated. Workers in known high noise exposure locations may be required to wear hearing protection devices including, but not limited to, ear plugs and ear muffs. If noise exposure thresholds are not exceeded, a schedule is established for return visits to the facility for repeat testing to confirm that conditions have not changed.

#### *Proposed Action*

Construction activities associated with the Proposed Action would likely result in short-term, adverse impacts on the ambient noise environment within the vicinity of the construction activities. Noise generation would last only for the duration of construction activities and would be contained to normal working hours. Populations potentially affected by increased

noise levels from construction activities under the Proposed Action include USAF and contractor personnel in the project area and adjacent properties.

The impacts of the additional noise would vary depending on the frequency or duration of events. Heavy construction equipment would be used periodically during demolition activities; therefore, noise levels from the equipment would fluctuate throughout the day depending upon machinery operations. Construction workers working in close proximity to the heavy equipment could potentially be exposed to noise levels above 90 dB. This is above the permissible noise exposure level as defined by OSHA (29 CFR 1910.95). These levels would be reduced to permissible levels through feasible controls, such as the use of hearing protection equipment.

#### *No Action Alternative*

The No Action Alternative would result in no change to existing noise levels within the vicinity of the project area.

#### **5.2.2 Air Quality**

In accordance with CAA requirements, the air quality in a given region or area is measured by the concentration of criteria pollutants in the atmosphere. The air quality in a region is a result of not only the types and quantities of atmospheric pollutants and pollutant sources in an area, but also surface topography, the size of the topological “air basin,” and the prevailing meteorological conditions.

#### *Affected Environment*

The affected air quality environment within the Proposed Action includes the areas surrounding Buildings 5303 and 5312. Air quality on JBER is considered healthy and well below the U.S. average for most pollutants. The Air Quality Index (AQI), implemented by the U.S. Environmental Protection Agency (EPA), measures health concern levels using a numerical scale of 0 to 500, ranging from Good (0-50) to Hazardous (301-500) (EPA 2009). JBER’s AQI rating is “Good” with ratings ranging from 24 to 39 from 1999 to 2009. This is

numerically congruent with the overall air quality in Alaska. At the “Good” level, air quality is considered satisfactory, and air pollution poses little or no risk.

*Environmental Consequences of the Proposed Action*

Demolition activities associated with the Proposed Action could create a temporary adverse effect on the local air quality of the site and its surroundings. Proposed Action activities have the potential to generate air pollutants from site-disturbing activities such as grading, filling, compacting, and the operation of demolition equipment. Activities would also generate particulate (dust) emissions from ground disturbance and from the combustion of fuels from demolition equipment. Best management practices (BMP) and control measures such as the application of water during dust-generating activities would minimize dust emissions.

Additionally, Buildings 5303 and 5312 have unknown quantities of asbestos-containing material (ACM). Prior to demolition, the USAF or the demolition contractor will conduct an asbestos survey. If ACM is discovered, it will be handled in accordance with established policies and regulations prior to demolition. The removal of the ACM during demolition activities would result in long-term beneficial impacts by removing it from the area where base personnel are present.

Short-term increases in levels of pollutants and particulate emissions from the Proposed Action are not expected to be significant. Long-term effects to air quality or the AQI are not anticipated from the Proposed Action.

Demolition activities would result in the removal of insignificant air emission sources (heating, ventilation, and air conditioning).

*No Action Alternative*

Under the No Action Alternative, the USAF would not demolish Buildings 5303 and 5312. The existing conditions would remain the same. As a result, no impacts related to air quality would be expected.

### 5.2.3 Land Use and Transportation

The term “land use” refers to real property classifications that indicate either natural conditions or the types of human activities that occur on a specific parcel. The USAF installation land-use planning commonly uses 12 general land-use categories: Airfield, Aircraft Operations and Maintenance, Industrial, Administrative, Community (Commercial), Community (Service), Medical, Housing (Accompanied), Housing (Unaccompanied), Outdoor Recreation, Open Space, and Water (USAF 1998).

#### *Affected Environment*

The current land-use categories for Buildings 5303 and 5312 are industrial and administrative, respectively. Building 5303 is vacant of administrative personnel and is being used as a warehouse for out-of-use equipment and office furniture. Building 5312 houses the administrative offices for the Natural Resources Element and SABER, occupying only part of the building’s 7,200 total square feet. The remaining area of the building is unoccupied.

Buildings 5303 and 5312 can be accessed via Arctic Warrior Drive to 9<sup>th</sup> Street (as seen on Figure 1-1), an area heavily traveled by base personnel and visitors. Traffic lights are visible approaching the project area via Arctic Warrior Drive from the east at Pease Avenue and from the west at Fairchild Avenue. Other cross streets, such as Jerstad and Kenney Avenues, are equipped with stop signs approaching the proposed project area on 9<sup>th</sup> Street.

#### *Environmental Consequences of the Proposed Action*

The Proposed Action would eliminate Buildings 5303 and 5312. The parcel containing Building 5303 will be re-surfaced as a parking lot. The parcel containing Building 5312 will be re-vegetated. No future construction activities are planned for the Building 5312 location. The result generated from the Proposed Action is compatible with the surrounding area’s land use under the USAF land-use categories.

The Proposed Action could have short-term impacts to transportation in the general area of the proposed project area. Traffic patterns during demolition activities might be delayed or diverted due to truck and equipment hauling activities from 7:00 a.m. to 5:00 p.m. If

anticipated impacts on base transportation arise, the contractor will address these issues prior to demolition activities in a manner that is consistent with USAF policy.

Implementation of the Proposed Action is not expected to have adverse long-term impacts on land use. However, the Proposed Action will permanently displace JBER employees currently working in Building 5312 and may result in increased commuting time and distances for some employees to the new location of the Natural Resources Element and SABER offices.

Only short-term impacts on transportation are anticipated during the demolition activities.

#### *No Action Alternative*

Under the No Action Alternative, the USAF would not demolish Buildings 5303 and 5312 and the existing conditions would remain the same. As a result, no impacts related to land use and transportation would be expected.

#### **5.2.4 Water Quality**

Water resources are natural and man-made sources of water that are available for use by and for the benefit of humans and the environment. Groundwater is water that exists in the saturated zone beneath the earth's surface and includes underground streams and aquifers. It is an essential resource that functions to recharge surface water and is used for drinking, irrigation, and industrial processes. Surface water resources generally consist of wetlands, lakes, rivers, and streams. Surface water is important for its contributions to the economic, ecological, recreational, and human health of a community or locale.

#### *Affected Environment*

The proposed project area is developed with either landscaped lawn, gravel fill with sparse vegetation, or paved surfaces surrounding the project area. Stormwater flows into a curb and gutter storm drain system along the north side of 9<sup>th</sup> Street (south of Building 5303 and north of Building 5312), along the east side of Kenney Avenue (to the east of the buildings), or infiltrates the gravel substrate or lawns surrounding the buildings on all other sides.

Ship Creek flows northeast-southwest approximately 1,700 feet to the southeast of the project area and is listed on Alaska's Clean Water Act Section 303(d) list of impaired waters for petroleum hydrocarbon and fecal coliform by the Alaska Department of Environmental Conservation (ADEC). Ship Creek is currently listed as an impaired waterway due primarily to non-point sources of urban runoff and groundwater leaching hydrocarbons, oil, and grease (ADEC 2012a). Ship Creek is also impaired from fecal coliform bacteria due to urban runoff; a Total Maximum Daily Load has been designated. However, ADEC reports that Ship Creek is no longer impaired from petroleum hydrocarbon and should be removed from the 303(d) list for this water quality standard (ADEC 2012b).

#### *Environmental Consequences of the Proposed Action*

Current drainage patterns in the project area would not change substantially and water quality is not expected to change due to the Proposed Action. Neither hydrocarbons nor fecal coliform would flow into Ship Creek due to the proposed project. During implementation of the Proposed Action, contractors would be required to implement BMPs to prevent sediment or debris-laden water from leaving the project area to protect water quality. Site restoration would include grading and/or seeding disturbed ground to prevent erosion and encourage infiltration of water, or paving the disturbed area for use as parking. The parking area would be graded to encourage proper drainage to the existing stormwater system. Water quality is not expected to undergo a measurable impact due to the Proposed Action.

#### *No Action Alternative*

The No Action Alternative would result in no change to existing drainage patterns and would not affect water quality.

#### **5.2.5 Biological Resources**

Plants, animals, and their habitats are considered biological resources and are discussed in this section.

*Affected Environment*

The project area is characterized by moderate urbanization with little surrounding vegetation. Dominant vegetation in the area include moist graminoids (grasses) and forbs, found to the north and west of the buildings, although the immediate area consists of paved and gravel parking lots, paved and gravel roads, paved and vegetated storage areas, and other development.

The closest body of water to the project area is Ship Creek, located approximately 1,700 feet southeast of Building 5312. The project area is located approximately 1.8 miles to the east of Cook Inlet.

Terrestrial wildlife potentially found in the project area include eagles and ospreys; hawks and falcons; owls, grouse, passerines, and other small birds (e.g. pigeons); small mammals (e.g. porcupines and squirrels); furbearers (e.g. foxes, coyotes, wolves, etc.); moose; and black and brown bears (USAF 2011a).

The National Wild and Scenic Rivers System was established to preserve certain rivers with outstanding natural, cultural, and recreational values. Rivers protected under this act are classified as wild, scenic, or recreational river areas. There are no designated rivers within the project area. The closest designated river is Tlikakila River, located approximately 100 miles southwest of the project area (USAF 2011a).

The Endangered Species Act provides measures to protect plant and animal species that are federally listed as endangered or threatened, and for the conservation of habitats critical to those species. Cook Inlet beluga whales and their critical habitat are located approximately 1.8 miles away, with no means of approaching the project area (USAF 2011a).

The United States Fish & Wildlife Service was contacted to inform them of the Proposed Action and to request data regarding applicable protected species. On 4 September 2012, the U.S. Fish and Wildlife Service (USFWS) stated that no federally listed or proposed species and/or designated or proposed critical habitats exist within the project area. Documents supporting the USFWS determination are included in Appendix B.

*Environmental Consequences of the Proposed Action*

With little surrounding vegetation within an area dominated by paved surfaces, the Proposed Action will not likely adversely affect natural vegetation or wildlife. Considering the distance to Ship Creek from the project area and the existing stormwater drainage system in the project area, it is highly unlikely the Proposed Action will affect any freshwater habitat or aquatic organisms. Marine organisms living in or near Cook Inlet (e.g. marine invertebrates, marine mammals, and seabirds) are not likely to be affected by the Proposed Action. Although various wildlife species inhabit JBER, the Proposed Action is not likely to affect wildlife or habitats in the immediate area, as paved surfaces dominate the vicinity.

There will be no impacts to National Wild or Scenic Rivers, as the closest designated river is more than 100 miles away. No federally listed endangered or threatened species will be affected by the Proposed Action. Overall, biological resources are not likely to be affected by the Proposed Action of demolishing Buildings 5303 and 5312.

*No Action Alternative*

Under the No Action Alternative, the USAF would not demolish Buildings 5303 and 5312. Existing conditions would remain the same, with no changes to biological resources.

### **5.2.6 Human Health and Safety**

This section addresses the health and safety of any potentially affected persons under the Proposed Action and No Action Alternative.

*Affected Environment*

Buildings 5303 and 5312 are currently occupied by JBER administrative staff. In addition to the administrative staff, JBER military personnel and visitors have access to indoor and outdoor areas of both structures. Contracted civilian workers would perform any demolition activities, including abatement of ACM and/or lead-based paint (LBP) and general construction activities. Human health and safety concerns include exposure to ACM and LBP

generated under the Proposed Action and site safety to all affected persons during construction activities.

*Environmental Consequences of the Proposed Action*

Demolition site safety is largely a matter of adherence to regulatory requirements imposed for the benefit of employees and implementation of operational practices that reduce risks of illness, injury, death, and property damage. The health and safety of military and civilian workers are safeguarded by DoD and USAF policies designed to comply with OSHA and the EPA. These standards specify the amount and type of training required for industrial workers, the use of protective equipment and clothing, engineering controls, and maximum exposure limits for workplace stressors.

Minor adverse impacts to contractor safety would be expected during implementation of the Proposed Action. Demolition activities would slightly increase the short-term risk associated with ACM and LBP abatement/removal. Contractors would be required to establish and maintain safety programs for their employees. Additionally, contractors would be required to manage and dispose of all hazardous and nonhazardous materials and wastes in compliance with federal, state, and local laws and regulations. These efforts should be coordinated with the appropriate USAF representative.

Permanently removing ACM and/or LBP from Buildings 5303 and 5312 would result in long-term, beneficial impacts.

Short-term, minor adverse impacts to public safety are possible from demolition activities. Since the majority of the buildings proposed for demolition are visible from 9<sup>th</sup> Street, it is possible that base personnel and visitors could approach the project area and come into contact with construction equipment and particulate generated during demolition activities. Precautions such as access controls, established by the contractor, would minimize these impacts to public safety.

### *No Action Alternative*

Under the No Action Alternative, the USAF would not demolish Buildings 5303 and 5312. The existing conditions would remain the same. However, if the buildings were left standing, the occupants of Building 5312 could potentially be exposed to ACM. The eastern side of Building 5312 has been partially prepped for renovation, but once Building 5312 qualified for demolition, the renovation activities stopped. Currently, the occupants of Building 5312 only work on the west side of the building, but the east side can still be accessed. Without the removal of ACM from Building 5312, personnel entering/leaving the east side may unintentionally disturb ACM and/or other potentially hazardous materials.

### **5.2.7 Waste Management**

AFI 32-7086, *Hazardous Materials Management*, establishes procedures and standards governing procurement, issuance, use, or disposal of hazardous materials and tracking and record keeping for public safety and for compliance with all laws and regulations. AFI 32-7080, *Pollution Prevention Program*, incorporates the requirements of all federal regulations, AFIs, and DoD directives for the reduction of hazardous material uses and purchases. The primary hazardous materials addressed by AFI 32-7080 are ozone-depleting substances and the 17 chemicals listed under the EPA Industrial Toxics Program. EO 12088, *Federal Compliance with Pollution Control Standards*, ensures that necessary actions are taken for the prevention, management, and abatement of environmental pollution from hazardous materials or hazardous waste due to federal facility activities. AFI 32-7042, *Waste Management*, directs roles and responsibilities with waste stream management including planning, training, emergency response, and pollution prevention. The management of hazardous waste is governed by RCRA Subtitle C (40 CFR Parts 260 through 270) regulations, which are administered by the EPA.

### *Affected Environment*

Hazardous materials were not directly observed in Buildings 5303 and 5312 during the 29 August 2012 site visit. Both buildings were constructed in 1944 and unknown quantities of ACM have been confirmed in Building 5312. It is also assumed LBP will be found in the

buildings. Heavy equipment and construction vehicles will be used during demolition activities. Petroleum, oil, and lubricant (POL) spills are a concern associated with the Proposed Action. Other hazardous materials or environmental pollutants potentially exist in the vicinity of the project area. Five ADEC-listed contaminated sites were identified within a 0.25-mile radius of the Proposed Action project area (Figure 5-1); these sites are summarized in Table 5-1.

#### *Hazardous Materials*

The majority of hazardous materials used by the USAF and contractor personnel at JBER are controlled through a USAF pollution prevention process called Hazardous Material Pharmacy (HAZMART) (USAF 2012). This process provides centralized management of the procurement, handling, storage, issuing and turn in of hazardous materials, recovery, reuse, or recycling of hazardous materials. The HAZMART process includes review and approval by USAF personnel to ensure users are aware of exposure and safety risks. Pollution prevention measures are likely to minimize chemical exposure to employees, reduce potential environmental impacts, and reduce costs for material purchasing and waste disposal (USAF 2012).

#### *Hazardous Waste Management*

JBER is a large quantity hazardous waste generator (EPA Generator ID AK8570028649).

Hazardous wastes will be managed in accordance with the JBER OPLAN 19-3 *Environmental Management Plan*. Hazardous wastes are initially stored at approximately 272 satellite accumulation areas. Satellite accumulation areas allow for the accumulation of up to 55 gallons of hazardous wastes (or one quart of an acute hazardous waste) to be stored at or near the point of waste generation (USAF 2011d). There is one centralized 90-day waste accumulation site on JBER located at 4314 Kenney Avenue. Defense Logistics Agency/Disposition Services operates a Transportation Storage and Disposal Facility at 11735 Vandenberg Avenue.



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**ADEC Contaminated Site**

- ▲ Active
- ▲ Cleanup Complete with Institutional Controls
- Buffer Zone

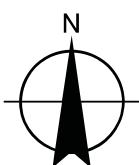
**LUC Site**

- Site Slated for Demolition
- Building Outline

All Locations Are Approximate

0 150 300 450 600  
Feet

NAD 1983 UTM Zone 6N



**ADEC CONTAMINATED SITES WITHIN A 0.25 MILE RADIUS OF BUILDINGS 5303 & 5312**

JOINT BASE ELMENDORF-RICHARDSON, ALASKA

**JACOBS**

DATE:  
03 OCT 2012

PROJECT MANAGER:

P. Callina

FIGURE NO:  
5-1

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### *Solid Waste Management*

AFI 32-7042, *Waste Management*, incorporates the requirements of Subtitle D, 40 CFR 240 through 244, 257, and 258, applicable Federal regulations, AFIs, and DoD directives. It also establishes the requirement for installations to have a solid waste management plan; procedures for handling, storage, collection, and disposal of solid waste; record keeping and reporting; and pollution prevention (USAF 2009).

Installations will make every practical effort to maximize nonhazardous solid waste and construction and demolition (C&D) debris diversion from landfills or incinerators through reuse, donation, qualified recycling programs, composting and mulching, or other waste diversion activities to optimize reduction in both the volume of solid waste disposed and overall cost of nonhazardous solid waste management (USAF 2009).

### *Contaminated Sites*

The USAF has identified 33 parcels for investigation under CERCLA (EPA 2012). These parcels are grouped into six operable units, including inactive landfills contaminated with lead, batteries, and solvents; inactive underground storage tanks where fuel leaks and spills have occurred since the mid-1950s; a shop-waste disposal area and former transformer area where solvents, paints, and transformer leaks have contaminated soils with polychlorinated biphenyls; 10 source areas consisting of hangars and aircraft maintenance facilities, a drum storage area, and an inactive fire training area; fuel spills areas; former landfills and surface disposal areas; and pesticide storage and petroleum areas (EPA 2012). Construction activities on JBER frequently expose areas of buried debris or stained soils. These locations are investigated for contamination.

In addition to the six operable units identified by the EPA, the ADEC maintains a state contaminated sites database that lists state-designated contaminated sites (ADEC 2012a). Seven contaminated sites have been identified within a 0.25-mile radius of the proposed project area (Figure 5-1). Two of these sites are considered closed by ADEC. The remaining five are considered active or cleanup complete with institutional controls and are listed on Table 5-1.

**Table 5-1**  
**ADEC Contaminated Sites**

Facility Name and Street Address	Hazard ID*	Status	Site Description as listed by ADEC	Approximate Distance From Property
JBER-Elmendorf OU3, SD31 Building 7309 Taxiway 12 West end of 3 <sup>rd</sup> formally in OU4 Street at Hangar 5	636	Cleanup Complete with Institutional Controls	Hangar 5 (Building 32-060) is an aerial delivery facility and consists of general storage and workshop space. Floor drains with solvent and fuels were connected to a drainpipe network which discharged either to a dry well south of the building or into cesspools. PD680 was used to clean equipment and was washed into the floor drains. Spilled petroleum products may have also entered the drains. All contamination has been dealt with to the maximum extent practicable and no further remedial action is required or planned.	700 feet northeast
JBER-Elmendorf ST75 Building 4314 (former Building 22-009) Kenney Avenue	2749	Cleanup Complete with Institutional Controls	A 500-gallon waste oil underground storage tank had a 300-gallon spill in 1994 from a waste oil fill pipe. Most of the spill occurred under the building. In addition to the waste oil tank, a 2,600-gallon heating oil tank identified as Air Force Identification number 229 and as State Storage Tank Management Plan 347 was located at former Building 22-009. Underground storage tank AFID 229 was taken out of service around 1983. Further excavation of soils is not practicable since it would undermine the building foundation. Monitored natural attenuation is the remedy selected.	870 feet south
JBER-Elmendorf OU5 ST37 Diesel Fuel Line (formerly SP-1) South of U.S. Army Corps of Engineers building on Second Street	631	Active	During 1956 to 1958 a diesel fuel line break occurred leaking to the ground south of the U.S. Army Corps of Engineers building. Diesel fuel was reported to have seeped out of the ground near the railroad track. Thousands of gallons of diesel fuel were released; the majority was recovered at this location.	1,200 feet south
JBER-Elmendorf ST700 Building 4305 4305 Kenney Avenue (at 5 <sup>th</sup> Street)	3020	Cleanup Complete with Institutional Controls	A 2,000-gallon single-walled underground storage tank was used to store diesel fuel for the building's heating system. The tank was excavated and removed from the site in 1997. The tank leaked and contaminated soils were detected at the site. All contamination has been dealt with to the maximum extent practicable, no further remedial action required or planned.	1,200 feet south
JBER-Elmendorf OT92 Pipeline Kenney Avenue between 2 <sup>nd</sup> and 5 <sup>th</sup> Streets	25887	Active	Pipeline was decommissioned in place and samples taken to assess the contamination present. A few segments of the pipeline and a valve pit had petroleum soil contamination present above cleanup levels. Site characterization activities are to follow to define the nature and extent of contamination.	1,250 feet south

**Note:**

The Hazard ID is the ADEC's site identification code.

*Environmental Consequences of the Proposed Action*

Because of the distance of the contaminated sites from the project area and the nature of the contamination present at these sites, no adverse impacts are expected.

It is anticipated that the demolition of Buildings 5303 and 5312 would generate ACM wastes because of the age of the buildings. Any ACM encountered during demolition activities would be handled in accordance with existing policies and regulations. USAF regulations prohibit the use of ACM for new construction. Both short-term, negligible-to-minor adverse impacts and beneficial impacts are expected.

It is anticipated that the demolition of Buildings 5303 and 5312 would generate LBP wastes because of the age of the buildings (constructed in 1944). Any LBP encountered during demolition activities would be handled in accordance with USAF policy. LBP would be removed and disposed of at an LBP-permitted landfill. The removal of LBP during demolition activities would result in long-term, beneficial impacts by reducing exposure of LBP to personnel.

Implementation of the Proposed Action might create short-term impacts on soils if POL spills occur during mobilization, demolition, and demobilization activities. Any spills will be reported to the JBER fire department at 911. All spills regardless of the quantities will be reported to the JBER Spill Manager, who will notify the state and federal regulatory agencies.

*No Action Alternative*

Under the No Action Alternative, the USAF would not demolish Buildings 5303 and 5312. The existing conditions would remain the same. As a result, no impacts related to contaminated sites, hazardous materials, and wastes would be expected.

**5.2.8 Cultural and Historic Resources**

Cultural resources are defined as any prehistoric or historic district, site, structure, or object considered important to a culture or community for scientific, traditional, religious, or other purposes. They include archaeological resources, historic architectural resources, and

traditional resources. Archaeological resources include areas where prehistoric or historic activity measurably altered the earth or produced deposits of physical remains, such as arrowheads or bottles. Historic architectural resources include standing buildings and other structures of historic or aesthetic significance. Architectural resources generally must be more than 50 years old to be considered for inclusion in the NRHP, although resources dating to defined periods of historical significance, such as the Cold War era (1945-1989) may also be considered eligible. Traditional resources are associated with cultural practices and beliefs of a living community that are rooted in its history and are important to maintain the cultural identity of the community. Historic properties, as defined in 36 CFR 60.4, are significant archaeological, architectural, or traditional resources that are either eligible for listing, or listed on, the NRHP.

#### *Affected Environment*

On 30 June 2000, the Keeper of the Advisory Council on Historic Preservation (AChP) determined that Buildings 5303 and 5312 are historic properties eligible for listing in the NRHP under Criterion A—association with significant events—as contributing resources to the Alaska Air Depot Historic District. Both buildings were built in 1944 as supply warehouses for the Alaska Air Depot.

#### *Environmental Consequences of the Proposed Action*

Implementation of the Proposed Action will adversely and permanently affect Buildings 5303 and 5312. The USAF has completed consultation with the SHPO and both parties signed an MOA. By implementing the required actions as set forth in the MOA, impacts will be reduced to a less than significant level (Appendix B, Exhibit B-1).

#### *Coordination Efforts*

The Native Village of Eklutna was contacted by telephone in 2011 to introduce the Proposed Action and tentative project timeframe, and to request comments on the project. The NVE did not provide any comments.

On 17 September 2012, USAF invited the ACHP to participate in consultation regarding the mitigation of adverse effects that would result from the Proposed Action. The ACHP has concluded (10 October 2012) that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases of the Protection of Historic Properties* promulgated under 36 CFR Part 800 does not apply to the Proposed Action. Accordingly, the ACHP does not believe their participation in the consultation process is necessary. However, if ACHP receives a request for participation from the State Historic Preservation Office, Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, they may reconsider their decision to not participate.

Additionally, the ACHP emphasized the necessity to file the final MOA developed in consultation with the Alaska SHPO and any other consulting parties, and related documentation with the ACHP at the conclusion of the consulting process and pursuant to 36 CFR 800.6(b)(1)(iv). Appendix B includes documentation of coordination efforts with SHPO and the ACHP.

#### *No Action Alternative*

The No Action Alternative would result in no change to the buildings or the landscape. No impacts related to cultural or historic resources would be expected.

#### **5.2.9 Geological Resources**

Geological resources consist of surface and subsurface materials. Within a given physiographic province, these resources typically are described in terms of geology, topography and physiography, soils, and, where applicable, geologic hazards and paleontology.

#### *Affected Environment*

Sediment on JBER consists of glacial outwash and unconsolidated glacial till. Poorly sorted glacial till contains boulders, gravel, sand, and silt that are horizontally and vertically discontinuous within the Elmendorf moraine. Fine to medium-grained sand and gravel make up the glacial outwash covering the area south of the Elmendorf moraine. This area is

generally characterized by a flat topography with a gentle slope to the south-southwest. Underlying the glacial deposition is the Bootlegger Cove Formation. This shallow marine deposit of fine-grained silt and clay is between 125 feet and 250 feet thick and between 1 and 60 feet bgs.

#### *Environmental Consequences of the Proposed Action*

Implementation of the Proposed Action would create short-term impacts on soil from clearing and grading activities. An erosion and sediment control plan enacted as part of BMPs would minimize the potential for such adverse environmental impacts associated with erosion and transport of sediments in runoff during demolition activities.

Long-term geologic impacts are not anticipated as part of the Proposed Action. Although the soil structure would be disturbed and modified under the Proposed Action, backfilling, grading, and seeding of the area after demolition activities at Building 5312 and paving the area at Building 5303 would reduce soil erosion and sedimentation rates.

#### *No Action Alternative*

Under the No Action Alternative, the USAF would not demolish Buildings 5303 and 5312. The existing conditions would remain the same. No impacts related to geologic resources would be expected.

## 6.0 CUMULATIVE AND OTHER EFFECTS

### 6.1 CUMULATIVE EFFECTS

The NEPA EA process and CEQ regulations stipulate that the cumulative effects analysis in an EA should consider the potential environmental effects resulting from “the incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions” (40 CFR Part 1508.7). Guidance in considering cumulative effects affirms this requirement, stating that the first steps in assessing cumulative effects involve defining the scope of other potential actions and their interrelationship with the Proposed Action. Thus, the scope must consider other projects that coincide with the location and timetable of the Proposed Action. Cumulative effects analyses must also evaluate the nature of interactions among these actions (CEQ 1997).

To identify cumulative effects, the analysis needs to address two fundamental questions:

- Does a relationship exist such that affected resource areas of the Proposed Action or alternatives might interact with the affected resource areas of past, present, or reasonably foreseeable actions?
- If such a relationship exists, does an EA or EIS reveal any potentially significant impacts not identified when the Proposed Action is considered alone?

The scope of the cumulative effects analysis involves considering both the chronological and geographic extents in which effects could be expected to occur, and a description of what resources could potentially be cumulatively affected.

#### 6.1.1 Projects Identified for Potential Cumulative Effects

Major construction or demolition activities were not performed in fiscal years 2011 and 2012 within a 0.50-mile radius of the Proposed Action area (see Figure 1-2). However, some repair work has occurred on Building 6260 (located approximately 1,400 feet east) due to existing roof trusses deflecting excessively from heavy snow loads on the roof in 2011. Additionally, the roof is supported by a wooden truss system that has failed in several areas and is expected to eventually fail completely. As a result, Building 6260 is also under consideration for future

demolition. The location of Building 6260 is shown on Figure 2-2. Building 6260 is a 74,000 square-foot structure that was constructed in 1948. It encompasses 24,000 square feet of administrative/office space and 40,000 square feet of warehouse space; the remainder is occupied by shops and work areas. Currently, elements of the 611th Civil Engineer Squadron occupy the building.

If the Building 6260 is selected, a two-part demolition of the structure may begin by the end of 2012 and be completed by summer or fall of 2013. The USAF will first demolish 20,000 square feet of the west end of the structure, sealing the facility off at the west firewall in order to prevent progressive roof failure under any snow load. The remainder of the building will be shored up and remain occupied until summer 2013 when occupants can be relocated. After the building is vacated, demolition of the remaining sections is estimated for summer/fall 2013.

### **6.1.2 Cumulative Effects Analysis**

As described previously, the majority of impacts associated with the Proposed Action would be minor and temporary, and are not anticipated to interact substantially with the affects of any past, present, or reasonably foreseeable future actions. The exception to this determination is the affected resource of historic properties, for which the Proposed Action would result in adverse effects. Any other actions in the vicinity affecting historic properties could potentially interact or compound with detrimental historic property effects from the Proposed Action. Buildings 6260, 9570, and 10286, which are discussed below, appear on Figure 1-2.

#### *Building 6260*

Building 6260 is not considered a historic property—it was determined to be ineligible. Elimination of this property would not adversely affect the NRHP-listed historic district. Other historic properties in this area have not been identified. Coordination with SHPO has resulted in satisfactory mitigation of the adverse effects of the Proposed Action.

The construction activities associated with the demolition of Building 6260 may also result in minor and temporary impacts to the same resources as described for the Proposed Action (i.e.

transportation, air quality, human health and safety, etc). Demolition activities associated with Building 6260 may begin as early as the end of 2012, but would likely also occur during the summer and fall of 2013 and potentially overlap with the Proposed Action, or occurring within a one-year timeframe. However, even if construction occurs contemporaneously with the Proposed Action, the combined effects are still expected to be minor.

#### *Building 9570*

Building 9570 is beyond the 0.5-mile search radius used to identify similar activities that may potentially have cumulative impacts on historic resources, including the Alaska Air Depot Historic District. This structure is under consideration for future demolition. It is located approximately 6,600 feet northeast of the Proposed Action area and encompasses 13,800 square feet. Currently, the building is used as a Forward Supply Point to store aircraft parts. Built in 1943, Building 9570 was originally a Quartermaster warehouse used to store medical supplies. The building is eligible for the NRHP as a contributing resource to the Flightline Historic District.

#### *Building 10286*

Building 10286 is beyond the 0.5-mile search radius used to identify similar activities that may potentially have cumulative impacts on historic resources; this structure is eligible for the NRHP as a contributing resource to the Alaska Air Depot Historic District. The 4,125 square-foot structure is located approximately 3,500 feet north of the Proposed Action area. Currently, the building is used as the Aero Club Hangar. Built in 1944, Building 10286 was originally the paint shop for the Alaska Air Depot. This structure may be retained as part of the proposed 18th Aggressor Squadron to JBER, which would avoid any adverse impacts if the 18th Aggressor Squadron were to be transferred.

## **6.2 COMPATIBILITY OF PROPOSED ACTION AND ALTERNATIVES WITH THE OBJECTIVES OF FEDERAL, REGIONAL, STATE, AND LOCAL LAND USE PLANS, POLICIES, AND CONTROLS**

The Proposed Action does not result in conflicts with the area's existing and potential future foreseeable uses. Demolition activities would not be in conflict with JBER land-use policies

or objectives. The Proposed Action also does not conflict with any off-installation land-use ordinances.

### **6.3 RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY**

This EA identifies potential short-term adverse effects on the natural environment as a result of demolition activities. These potential adverse effects include noise pollution, air emissions, land-use and transportation impacts, human health and safety risks, and the potential production of hazardous materials and wastes. Demolition of the outdated and underutilized facilities would help meet the long-term goals of the USAF 20/20 by 2020 program (AFH 32-1084).

### **6.4 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

An irreversible or irretrievable commitment of resources refers to impacts on or losses of resources that cannot be reversed or recovered, even after an activity has ended and any associated or temporary facilities have been decommissioned. For example, prime farmland development will result in a permanent loss of agricultural productivity (CEQ 1997).

#### **6.4.1 Cultural Resources**

The Proposed Action results in the demolition of two buildings that are part of the Alaska Air Depot Historic District. The demolition of these facilities is irreversible. The USAF has acknowledged this adverse effect and engaged in consultation with the SHPO to draft an MOA to minimize these adverse effects (Appendix B).

#### **6.4.2 Material Resources**

Material resources irretrievably used for the Proposed Action would include packing and storage materials; gravel and soil used for excavation, backfilling, and grading activities; and water used for dust control purposes. Such materials are not in short supply and would not be

expected to limit other unrelated construction activities in the area. As a result, the irreversible use of material resources would not be considered significant.

#### **6.4.3 Energy Resources**

Energy resources used for the implementation of the Proposed Action would be irretrievably lost. These would include petroleum-based products (e.g., gasoline and diesel) and electricity. During demolition, gasoline and diesel would be used for the operation of construction vehicles. This small-scale project and its consumption of these energy resources would not place a significant demand on their availability in the region. Therefore, significant irreversible energy-related impacts are not expected.

#### **6.4.4 Human Resources**

The use of human resources for the demolition activities is considered an irretrievable loss only in that it would preclude such personnel from engaging in other work activities. However, the use of human resources for the Proposed Action would represent employment opportunities considered beneficial.

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## 7.0 PERSONS AND AGENCIES CONTACTED AND LIST OF PREPARERS

### 7.1 Persons and Agencies Contacted

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Senior Planner, HCI: Robert Wessels, P.E.  
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U.S. Army Corps of Engineers CE Floodplain Manager: Lance Overstreet  
U.S. Army Corps of Engineers – Alaska District  
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### 7.2 List of Preparers

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B.Ed. Education (minor in Anthropology)  
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Ms. Elizabeth Baldwin-Komisar – Environmental Scientist  
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Ms. Dianna Steiner – Environmental Scientist  
M.S. Evolutionary Biology  
B.S. Biological Sciences  
Years of Experience: 3

Mr. Neal Smith – Environmental Scientist  
M.S. Environmental Science  
B.S. Aquatic Biology  
Years of Experience: 3

Ms. Penny Bullock – Geologist  
B.S. Natural Science (minor in Anthropology)  
Years of Experience: 2

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**APPENDIX A**  
**Photographs**

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**



**Photo No. 1 – Building 5303 – 8/29/2012**  
Southwest corner



**Photo No. 2 – Building 5303 – 8/29/2012**  
Northeast corner

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**



**Photo No. 3 – Building 5303 – 8/29/2012**  
Eastern portion of building



**Photo No. 4 – Building 5303 – 8/29/2012**  
Western (partitioned) portion of Building #1

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**



**Photo No. 5 – Building 5303 – 8/29/2012**  
Western (partitioned) portion of Building #2

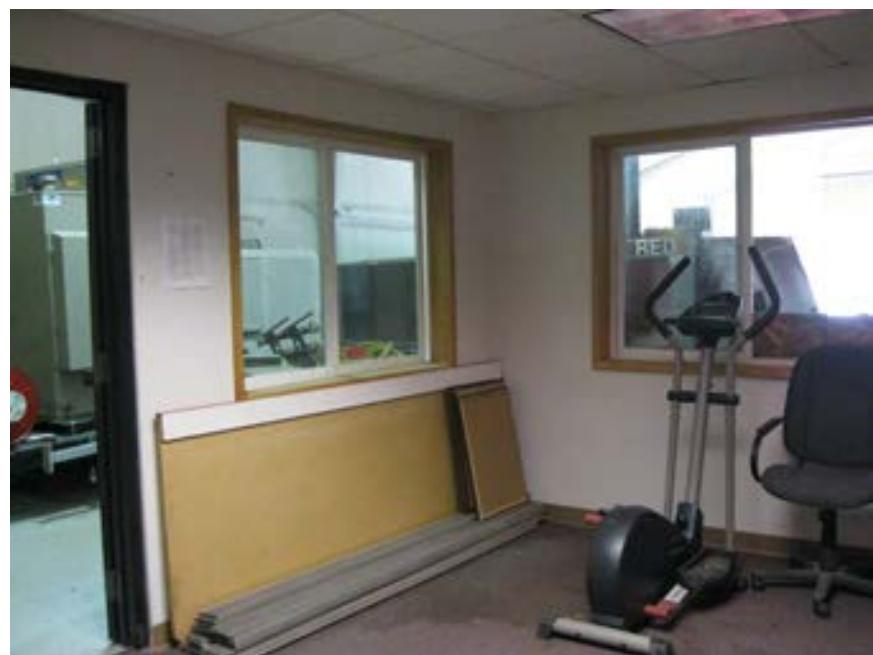


**Photo No. 6 – Building 5303 – 8/29/2012**  
Western (partitioned) portion – bathroom

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**



**Photo No. 7 – Building 5303 – 8/29/2012**  
Western (partitioned) portion of building – kitchen



**Photo No. 8 – Building 5303 – 8/29/2012**  
Western (partitioned) portion of building – recreation room

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**



**Photo No. 9 – Building 5312 – 8/29/2012**  
Southwest corner

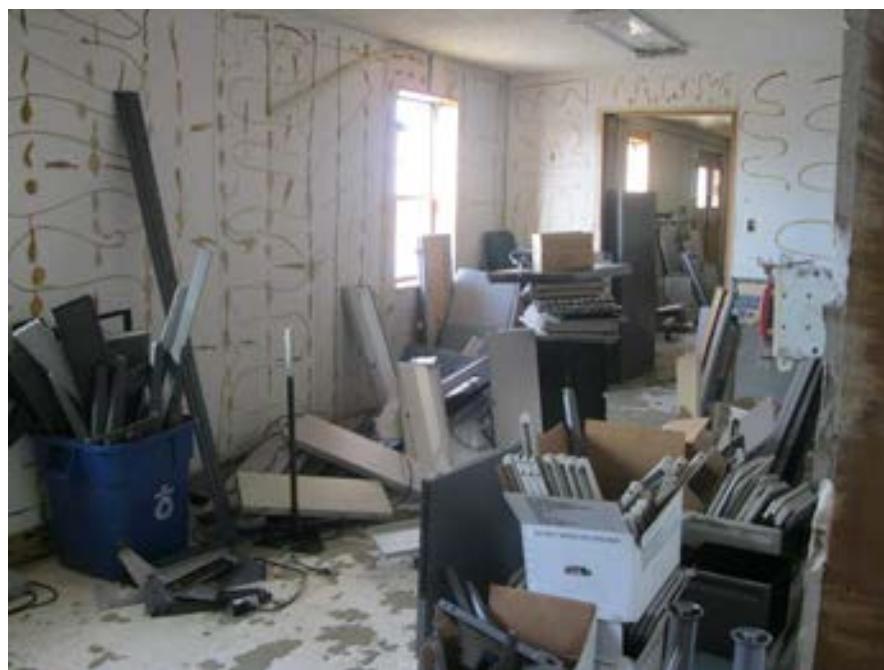


**Photo No. 10 – Building 5312 – 8/29/2012**  
Northeast corner

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**

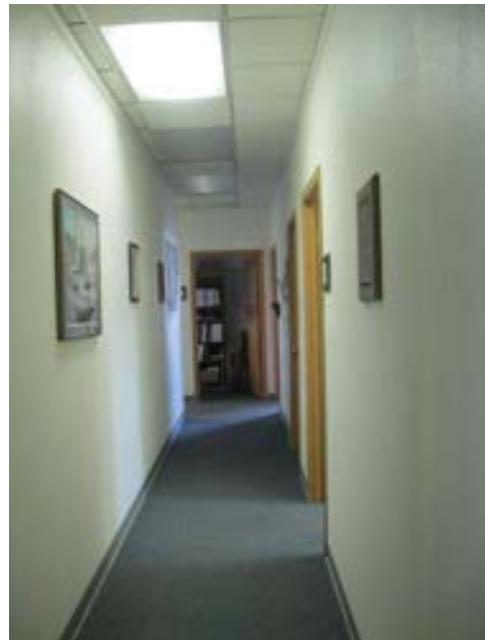


**Photo No. 11 – Building 5312 – 8/29/2012**  
Eastern portion of Building #1



**Photo No. 12 – Building 5312 – 8/29/2012**  
Eastern portion of Building #2

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**



**Photo No. 13 – Building 5312 – 8/29/2012**  
Western portion of building – typical hallway



**Photo No. 14 – Building 5312 – 8/29/2012**  
Western portion of building – document storage room

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**



**Photo No. 15 – Building 5312 – 8/29/2012**  
Western portion of building – kitchen



**Photo No. 16 – Building 5312 – 8/29/2012**  
Western portion of building – bathroom

**Buildings 5303 and 5312 Environmental Assessment - JBER, Alaska**



**Photo No. 17 – Building 5312 – 8/29/2012**  
Western portion of building – typical office



**Photo No. 18 – Building 5312 – 8/29/2012**  
Western portion of building – central work and office supply storage area

## **APPENDIX B**

### **Agency Coordination**

Exhibit B-1 National Historic Preservation Act, Section 106

Exhibit B-2 Endangered Species Act, Section 7

**Exhibit B-1**  
**National Historic Preservation Act, Section 106**



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 673D AIR BASE WING  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

MEMORANDUM FOR DIRECTOR, OFFICE OF FEDERAL AGENCY PROGRAMS  
ADVISORY COUNCIL ON HISTORIC PRESERVATION  
ATTENTION: MR. REID NELSON

SEP 19 2012

FROM: 673 CES/CEANC  
6326 Arctic Warrior Drive  
JBER AK 99506-3240

SUBJECT: Proposed Demolition of Buildings 5303 and 5312 at Joint Base Elmendorf-Richardson, Alaska

1. The Advisory Council on Historic Preservation (AHP) is invited to join in consultation with the U.S. Air Force (USAF) and the Alaska State Historic Preservation Officer (SHPO) regarding the mitigation of adverse effects that would result from the proposed demolition of buildings 5303 and 5312 at Joint Base Elmendorf-Richardson (JBER), Alaska.

**2. Description of the Undertaking:**

The proposed demolition of buildings 5303 and 5312 is necessary due to the presidential initiative of 10 June 2010 to develop sustainable installations, and the resulting USAF 20/20 by 2020 program. Buildings 5303 and 5312 have been determined to be beyond their safely and environmentally efficient operational design life and do not meet the requirements set forth in *AFI 32-1024 Standard Facility Requirements* or *AFH 32-1084 Facility Requirements*. The recommended actions to mitigate the demolition of buildings 5303 and 5312 are included in the proposed Memorandum of Agreement (MOA) in Attachment #1. The SHPO and USAF have tentatively agreed to the contents of the MOA through consultation.

**3. Current Condition:**

Building 5303:

Building 5303 is in fair condition. The east end of the building is currently warehouse space that is housing unused equipment and supplies. The west part of the building is comprised of offices, conference rooms, a kitchen, and two bathrooms; these areas have been added to the structure since its original construction. Office furniture and supplies are being stored in the offices and conference rooms. The kitchen and bathrooms are in a state of disrepair, but functional. An approximately four-foot-tall attic space is located over the southwest corner of the building. The central portion of this space has plywood decking and gypsum board walls and ceilings; the remainder of the space has no finish materials. A rudimentary catwalk has been constructed in the west unfinished portion of the attic, and miscellaneous items are stored in both the east and west ends. Damage to the wall coverings, gypsum board, baseboard material, and ceiling tiles is apparent throughout the building.

On the exterior, building 5303 still resembles a warehouse. Windows have been added to the west portion of the building at the first-floor level to provide natural light to the offices and conference rooms. The windows at the second-story level have been boarded or painted over, illustrating the changing function of the building over time. The overhead door on the west end of the building is no longer operational.

Building 5312:

The west half of building 5312 is in fair condition; however, the east half of the building is in poor condition and unoccupied.

The east half of the building is in a partially demolished state and is not being utilized for any purpose, even storage. It is posted as a construction zone and off limits to all personnel. This portion of building 5312 was undergoing renovations when the building was re-prioritized for demolition as part of the presidential sustainable installations initiative. The presence of asbestos-containing material has been confirmed in this part of the building.

The west half of building 5312 is being utilized as offices for the 673d Civil Engineer Squadron. This portion of the building consists of numerous offices and storage areas, bathrooms, a conference room, kitchen, and locker room. Some damage to the wall coverings, gypsum board, baseboard material, and ceiling tiles is apparent throughout the building.

**4. Historical Context:**

In 2005, the Defense Base Closure and Realignment Commission redirected installation management and structure from the USAF and US Army to a new joint base unit, Joint Base Elmendorf-Richardson (JBER). Before then, JBER was divided into USAF property – Elmendorf Air Force Base – and US Army property – Fort Richardson.

In 1929, by executive order, 45,000 acres of public land in south-central Alaska were set aside as a military reservation. Construction of an Army base, Fort Richardson, began on 8 June 1940. Included in the base was Elmendorf Field, named in honor of Captain Hugh M. Elmendorf, who was killed in 1933 while flight testing an experimental fighter near Wright Field, Ohio. The Army intended it to be a major and permanent airfield. Fort Richardson became the headquarters of the Alaska Defense Forces in February 1941.

Construction at the airfield was classified as either “permanent” or “temporary.” Temporary structures were made of wood or another material designed to be used for 10 to 15 years or more before being replaced by permanent structures. An example of temporary structures would be the WWII barracks. Permanent structures were constructed of steel and concrete, stone, or brick with life expectancies up to 100 years. Buildings 5303 and 5312 are classified as semi-permanent.

The first Air Corps personnel arrived on 12 August 1940, led by Major Everett S. Davis. The first Army Air Force unit to be assigned to Alaska, the 18th Pursuit Squadron, arrived in February 1941 with its P-36s in crates. The 23rd Air Base Group was assigned shortly afterward to provide base support. Foreshadowing its later role as a command center, the commanding

officer of the Air Force Alaska Defense Command was placed in command of all Army Air Force units, personnel, and installations in the Territory of Alaska.

With the Japanese attack on Pearl Harbor in 1941, additional units were deployed to Alaska. The 11th Air Force was formed at EAFB on 15 January 1942. With the Japanese capture of the Aleutian Islands of Kiska and Attu and air attacks on Dutch Harbor in June 1942, Alaska became a focus of Western defense. Additional units poured into Alaska as the Japanese threat developed. The military emphasis in Alaska during World War II was on driving the Japanese from Attu and Kiska. Elmendorf Field played a vital role as the main air logistics center and staging area during the Aleutian Campaign.

After the recovery of Kiska and Attu, and the establishment of additional bases in the Aleutians, Elmendorf Field continued its role as the main logistic center supporting 11th Air Force bombers that flew strike and reconnaissance missions against Japanese military installations in the northern Kurile Islands.

With the establishment of the Air Force as a discrete service, the Army and Air Force began to separate their personnel and establish separate facilities. In 1951, EAFB, with all property in place, was transferred from the Department of the Army to the Department of the Air Force. Beginning in the early 1950s, the Army began vacating the original Fort Richardson and moving eastward. A new Fort Richardson was established, and Elmendorf AFB was officially established in June 1960. The USAF and US Army continued to operate separately until the formation of JBER in 2005.

#### **Building 5303:**

Building 5303 is currently known as the CES Storage Facility; it is a warehouse that is being used to store out-of-use equipment and office furniture. It has also been designated as Building 22-039, 3 CES Prime Beef, and Prime Beef during its history. Building 5303 was built in 1944 as a supply warehouse for the Alaska Air Depot (ANC-02765). While the building has been determined eligible for the National Register of Historic Places (NRHP) based on its association with WWII, there is no definitive indication that the site stored any items directly involved in WWII operations.

Building 5303 was used initially as a paving ground facility. It has also served as a paint shop and a warehouse. In 1983, it was changed to a Prime Beef facility. The building is located within the Alaska Air Depot Historic District.

#### Architectural Information:

Building 5303 is a one-story, metal building with a rectangular plan and gable roof. While it exhibits a profile of one discrete structure, it is actually two buildings connected end to end. A large overhead door is located on the east end of the building, and an arctic entryway projects from the west end. A corrugated metal roof and corrugated metal panels cover a steel frame. New interior partitions and an upgraded plumbing system were added in 1954. The heating system was converted from coal to oil in 1957. The building integrity has not been maintained.

*Description of Exterior:*

Building 5303 is a one-story, 7,200-square-foot, all-metal building with a rectangular plan and gable roof. The building is two buildings connected end to end. The approximate measurements of the building are 40 feet wide by 180 feet long. The east end of the building measures 40 feet by 100 feet. The west facade of the building measures 40 feet by 80 feet. A large, operational overhead door is located on the east end of the building and an arctic entryway projects from the west end. A corrugated metal roof and corrugated metal panels cover the steel frame. Small windows have been added at the first-floor level to the west half of the building to provide natural light for the office spaces that were added to the structure in 1954. Large windows at the second-story level have been boarded or painted over. The building sits on a concrete foundation.

*Description of Interior:*

The east end of building 5303 is warehouse space that is being used to store unused equipment. This part of the structure has no windows. The walls are unfinished and the floor is a concrete slab on grade. The west end of the building is partitioned into a kitchen, bathrooms, offices, and conference rooms. These partitions – as well as an upgraded plumbing system – were added in 1954. The kitchen and bathrooms are in poor condition, but functional. The walls in this portion of the building consist of textured wallboard and wood paneling. The floors are covered with a low-pile/industrial carpet or linoleum. The offices and conference rooms are being used to store unused office furniture, equipment, and supplies. The heating system was converted from coal to oil in 1957.

Historic Eligibility:

Building 5303 is listed as a historic structure eligible for the NRHP in the Alaska Heritage Resources Survey (AHSR) as ANC-00932. It was determined eligible for the NRHP by the Keeper on 30 June 2000 under criterion A – association with significant events – as a contributing resource to the Alaska Air Depot Historic District. Built in 1944, the building is associated with the military activities of WWII as a supply warehouse for the Alaska Air Depot.

**Building 5312:**

Building 5312 is known as the Environmental Flight. It has also been designated as Building 22-041, Housing Office, Saber and Supply Warehouse during its history. Building 5312 was built in 1944 as a supply warehouse for the Alaska Air Depot; however, there is no indication that the site stored any items directly involved in WWII operations.

It was used initially as a warehouse, then a housing office. Finally, it became the administrative offices for the Environmental Flight and Saber. The building is located in the Alaska Air Depot Historic District.

Architectural Information:

Building 5312 is a wood frame, rectangular building with a gable roof. An enclosed lean-to/shed-roofed addition runs along part of the structure's south side. The building is clad with corrugated metal siding and has a metal roof. A series of gable roof awnings projects from the north side of the building and part of the south side; each protects a wooden stairway leading to a doorway. Each stairway on the south side of the building is oriented parallel to the side of the building. The building rests on a concrete foundation.

The building has been entirely renovated since its original construction. In 1950, a covered platform, stair, and door were added to the northeast side of the building. Several of the large sliding doors were replaced. A new wall for the storage ramp was constructed. A covered platform and dock were added to the west end. In 1978, a porch was added to the west end of the building. Some partitions were removed and others were added to prepare the structure for its transformation into the housing office. A replacement for the rear entrance porch and stairs, with an awning, was completed in 1995; new windows and siding were added; and some old windows were removed. The building integrity has not been maintained. The area surrounding the building was modified in 1991 with the removal of playground equipment and a sandbox.

*Description of Exterior:*

Building 5312 is a 15,652-square-foot, wood frame, rectangular building with a metal, gable roof. It measures approximately 238 feet long by 65 feet wide. An enclosed lean-to/shed-roofed addition runs along part of the length of the structure's south side. The building rests on an exposed concrete foundation. It is clad with corrugated metal siding. A series of gable roof awnings projects from the north side of the building. These awnings are supported by wooden columns and each covers a wooden stairway. Two raised and covered entryways on the south side of the building are accessed by wooden stairways; each of these stairway is oriented parallel to the side of the building.

The building has been entirely renovated since its original construction. In 1950, a covered platform, stair, and door were added to the northeast side of the building. Several large sliding doors were replaced. A new wall for the storage ramp was constructed. A covered platform and dock were added to the west end. In 1978, a 14-foot by 16-foot porch was added to the west end. A replacement for the rear entrance porch and stairs was completed in 1995 with an awning; new windows and siding were added; and some old windows were removed.

*Description of Interior:*

The east portion of building 5312 is in a partially demolished state and abandoned. The west part of the building consists of administrative offices, storage areas, a kitchen, bathrooms, and a conference room. In general, the walls and ceilings are covered in gypsum board, and carpet or linoleum covers the floors. Around 1978, some partitions were removed and others were added to prepare the structure for becoming the housing office.

Historic Eligibility:

Building 5312 is listed as a historic structure eligible for the NRHP in the AHRS as ANC-00933. It was determined eligible for the NRHP by the Keeper on 30 June 2000 under criterion A – association with significant events – as a contributing resource to the Alaska Air Depot Historic District. Built in 1944, the building is associated with the military activities of WWII as a supply warehouse for the Alaska Air Depot.

**5. Recommendations:**

We would appreciate your response either by e-mail, letter or fax. Please contact Mr. Jon Scudder, 673 CES/CEANC, by telephone (907) 552-4157, fax (907) 552-1533 or e-mail ([jon.scudder@us.af.mil](mailto:jon.scudder@us.af.mil)) if you have any questions.



BRENT A. KOENEN, GS-13, DAF  
Chief, Environmental Conservation

1. MOA
2. Site Map
3. Site Photos

**Attachment 1 – MOA**



THE STATE  
of **ALASKA**  
GOVERNOR SEAN PARNELL

**Department of Natural Resources**

DIVISION OF PARKS AND OUTDOOR RECREATION  
Office of History and Archaeology

550 West 7th Avenue, Suite 1310  
Anchorage, Alaska 99501-3565  
Web: <http://dnr.alaska.gov/parks/oha>  
Phone: 907.269.8721  
Fax: 907.269.8908

January 15, 2013

File No.: 3490 Air Force/ Demo of Buildings 5303 and 5312

Brent A. Koenen, GS-13, DAF  
Chief, Environmental Conservation  
Department of the Air Force  
673 CES/CEANC  
6346 Arctic Warrier Drive  
JBER AK, 99506-3240

Subject: Signed Memorandum of Agreement

Dear Mr. Koenen,

I have enclosed a signed copy of the *Memorandum of Agreement Between Joint Base Elmendorf-Richardson and the Alaska State Historic Preservation Officer regarding the Disposal/Demolition of Buildings 5303 (ANC-00932) and 5312 (ANC-00933) at Joint Base Elmendorf-Richardson, Alaska*. We look forward to receiving the architectural recordation of the two buildings.

Please contact Summer Rickman at 269-8717 or [summer.rickman@alaska.gov](mailto:summer.rickman@alaska.gov) if you have any questions or need further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Judith E. Bittner".

Judith E. Bittner  
State Historic Preservation Officer

JEB:slr



**DEPARTMENT OF THE AIR FORCE  
PACIFIC AIR FORCES  
HEADQUARTERS, 673D AIR BASE WING  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA**

**MEMORANDUM OF AGREEMENT  
BETWEEN  
JOINT BASE ELMENDORF-RICHARDSON AND  
THE ALASKA STATE HISTORIC PRESERVATION OFFICER  
REGARDING THE DISPOSAL/DEMOLITION OF  
BUILDINGS 5303 (ANC-00932) AND 5312 (ANC-00933)  
AT  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA**

**WHEREAS**, The U.S. Air Force (Air Force) has determined that the disposal/demolition of buildings 5303 (ANC-00932) and 5312 (ANC-00933) constitutes an Undertaking (the "Undertaking") subject to Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C § 470f, and it's implementing regulations, 36 C.F.R Part 800, as amended; and

**WHEREAS**, the Air Force, in consultation with the State Historic Preservation Officer (SHPO) has determined that buildings 5303 (ANC-00932) and 5312 (ANC-00933) are eligible for the National Register of Historic Places, and the SHPO has concurred with this determination; and

**WHEREAS**, the Air Force has determined the Undertaking will have an adverse effect on buildings 5303 (ANC-00932) and 5312 (ANC-00933) and has consulted with the SHPO pursuant to 36 C.F.R. Part 800, the regulations implementing Section 106 of the NHPA (16 U.S.C. § 470f); and

**WHEREAS**, the Air Force has consulted with the Native Village of Eklutna (Village), regarding the effects of the undertaking on historic properties and has invited them to sign this MOA as an invited signatory, and the Village has declined the invitation; and

**WHEREAS**, The Air Force has invited the Advisory Council on Historic Preservation (Council) to participate in this agreement, and the Council has chosen not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii); and

**NOW, THEREFORE**, The Air Force and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to satisfy Air Force's Section 106 responsibilities.

**STIPULATIONS**

The Air Force shall ensure the following mitigation activities are completed:

**I. APPLICABILITY**

The terms of this MOA apply only to the disposal and/or demolition of buildings 5303 and 5312, or as amended per Section VI.

**II. MITIGATION**

**a. Architectural Recordation:** The Air Force shall ensure that building 5303 and 5312 are architecturally recorded to Historic American Buildings Survey (HABS) Level II standards prior to implementing disposal or demolition.

- b. Photographic Recordation: Each building shall be photographically recorded meeting National Register standards. Photographs shall consist of, at a minimum, each elevation, setting, and exterior detailing.
  - 1. Photographs shall show the buildings in their immediate setting, major elevations and noteworthy exterior details.
  - 2. A photograph log shall provide the description of the subject; persons and other features photographed; photographer's name; date the photographs were taken; and the location of the photographer and direction in which the photograph was taken.
- c. Drawings: Drawings meeting HABS Level II standards shall be developed for buildings 5303 and 5312. The drawings will consist of floor plans, building elevations of the two most public elevations, and cross sections.

### III. SUBMITTALS

The Air Force shall ensure the products of mitigation activities are submitted for comments and verification of completion.

a. Architectural Recordation:

- 1. Original architectural recordation shall be made a part of the Air Force permanent record for the historic property.
- 2. Copies of the required documentation shall be submitted to SHPO no later than one year after the signing of the MOA.
- 3. Upon receipt of the documentation, SHPO shall provide the Air Force with review comments no later than 30 calendar days.
- 4. Final submittal, taking into consideration SHPO comments, shall be no later than 30 calendar days after receipt of review comments. Final submittal shall consist of the items below:
  - a) Drawings: Original and/or full size Mylar copy and one 8 1/2" x 11" copy. Original and/or one full size Mylar copy of original drawings are to be submitted to the National Archives, with the 8 1/2" x 11" copy submitted to the SHPO.
  - b) Architectural Recordation Form: Original and two copies. Original and one copy to the National Archives, with one copy submitted to SHPO.
  - c) Photographs: Negatives, two proof sheets and original log to be submitted to the National Archives. One proof sheet and log submitted to SHPO.

b. Architectural Recordation: The architectural record will be maintained in the Air Force project files on Joint Base Elmendorf Richardson.

### IV. PROFESSIONAL STANDARDS

All work pursuant to this MOA will be developed by or under the supervision of a person or persons with appropriate professional qualifications. Cultural Resource Specialists employed to implement the stipulations of this agreement shall meet the professional qualifications included in "Secretary of the Interior's Historic Preservation Professional Qualification Standards" (Federal Register Vol. 62, No. 119, pp. 33713).

## V. RESOLVING OBJECTIONS

- a. Should any signatory or interested consulting party to this MOA object in writing to the Air Force regarding any action carried out or proposed with respect to the implementation of this MOA, the Air Force shall consult with the objecting party.
  - 1. If after initiating such consultation, the Air Force determines the objection cannot be resolved through consultation, it shall forward all documentation relevant to the objection to the Council, including the Air Force's proposed response to the objection.
  - 2. Within 30 days after receipt of all pertinent documentation, the Council shall exercise one of the following options:
    - a) Advise the Air Force that the Council concurs in the Air Force's proposed response to the objection, whereupon the proposed response shall become final;
    - b) Provide the Air Force with recommendations, which the Air Force shall take into account in reaching a final decision regarding its response to the objection;
    - c) Notify the Air Force that the objection will be referred to the Council membership for a formal 45-day comment period and proceed to refer the objection to the membership.
    - d) The Air Force in accordance with Section 110(1) of the NHPA shall take the resulting comment into account.
  - 3. Should the Council not exercise one of the above options within 30 days after receipt of the pertinent documentation, the Air Force may assume the Council's concurrence in the proposed response to objections.
- b. The Air Force shall take into account any Council recommendation or comment provided in accordance with this stipulation with reference only to the subject of the objection; the Air Force's responsibility to carry out all actions under this MOA that are not the subjects of the objection shall remain unchanged.
- c. At any time during implementation of any stipulation in this MOA, should an objection to any such stipulation or its manner of implementation be raised by a member of the public, the Air Force shall take the objection into account and consult as needed with the objecting party, the Council, and the SHPO to address the objection.

## VI. AMENDMENT

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the Council.

## VII. TERMINATION

- a. The Air Force or SHPO may propose to terminate this MOA by providing 30-day notice to the other signatory explaining the reasons for the proposed termination.
- b. The SHPO and Air Force will consult during this period to seek agreement on amendments or other actions that will avoid termination
- c. In the event of termination, the Air Force will comply with 36 C.F.R. Part 800 with regard to individual undertakings covered by this MOA and not completed at the time of termination.

## VIII. FAILURE TO CARRY OUT AGREEMENT

In the event the Air Force does not carry out the terms of this MOA or if the SHPO determines under 36 C.F.R. Part 800.14(b)(2)(v) that the terms of this MOA are not being carried out, the Air Force will comply with 36 C.F.R. Part 800 through 800.7 with regard to individual undertakings covered by this MOA.

## IX. ANTI-DEFICIENCY ACT

- a. All requirements set forth in this MOA requiring the expenditure of Air Force funds are expressly subject to the availability of appropriations and the requirements of the Anti-Deficiency Act (31 U.S.C. Section 1341). No obligation undertaken by the Air Force under the terms of this MOA will require or be interpreted to require a commitment to expend funds not obligated for a particular purpose.
- b. If the Air Force cannot perform any obligations set forth in the MOA due to the unavailability of funds, the Air Force and SHPO intend the remainder of the agreement to be executed.
- c. In the event that any obligation under the MOA cannot be performed due to the unavailability of funds, the Air Force agrees to utilize its best efforts to renegotiate the provision, and may require that the parties initiate consultation to develop an amendment to this MOA when appropriate.

## X. DURATION

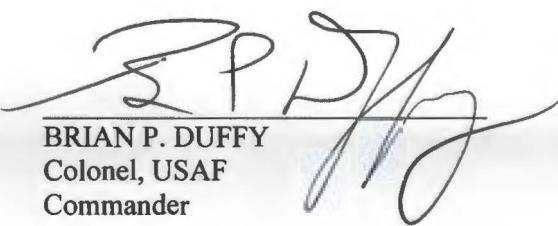
This MOA shall become effective upon execution by the Air Force and SHPO, and shall remain in effect for 5 years or until terminated in accordance with Stipulation VII of this Agreement.

## XI. EXECUTION AND IMPLEMENTATION

This Memorandum of Agreement evidences that the Air Force has satisfied its Section 106 and Section 110(f) responsibilities for all undertakings in regard to buildings 5303 and 5312.

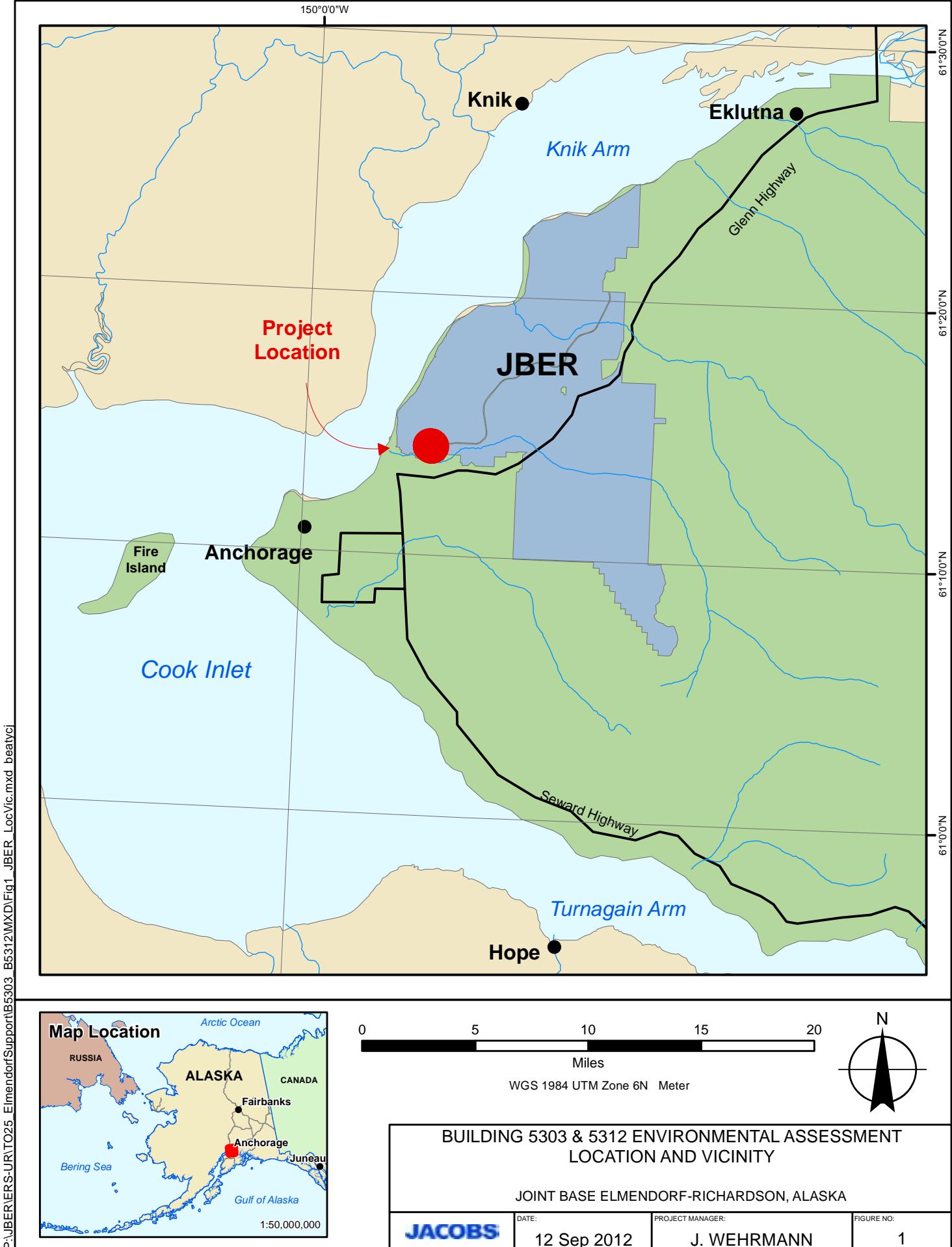
  
 JUDITH E. BITTNER  
 Alaska State Historic Preservation Officer

Jan 7, 2013  
 (Date)

  
 BRIAN P. DUFFY  
 Colonel, USAF  
 Commander

3 JAN 13  
 (Date)

**Attachment 2 – Site Map**





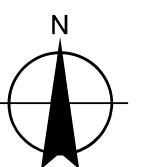
Digital Orthomosaic of Joint Base Elmendorf-Richardson (JBER) military installations based on 04 September 2009 aerial photography with a pixel ground resolution of 0.3m. Vector data created and maintained in support of the Joint Base Elmendorf-Richardson GeoBase program, 3 CES/CEO, PACAF.

**Legend**

- Sites Slated for Demolition
- Building Outline
- Fence Line
- JBER 1' Contours

All Locations Are Approximate  
WGS 1984 UTM Zone 6N

0 100 200 300 400  
0 25 50 75 100  
Feet Meters



### BUILDINGS 5303 & 5312 SITE MAP ENVIRONMENTAL ASSESSMENT

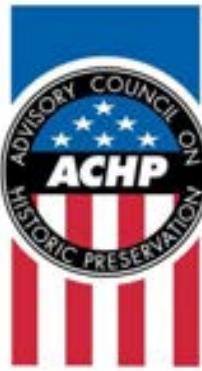
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

**JACOBS**

DATE:  
12 SEP 2012

PROJECT MANAGER:  
J. WEHRMANN

FIGURE NO:  
2



*Preserving America's Heritage*

October 10, 2012

Mr. Brent A. Koenen  
Chief, Environmental Conservation  
Department of the Air Force  
673 CES/CEANC  
6346 Arctic Warrior Drive  
Joint Base Elmendorf-Richardson, AK 99506-3240

***REF: Proposed Demolition of Buildings 5303 and 5312  
Joint Base Elmendorf-Richardson, Alaska***

Dear Mr. Koenen:

On September 25, 2012, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the adverse effects of the referenced project on properties listed on and eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and you determine that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Memorandum of Agreement (MOA), developed in consultation with the Alaska SHPO and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the MOA and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with the opportunity to review this undertaking. If you have any questions, please contact Katry Harris at 202-606-8520, or via email at [kharris@achp.gov](mailto:kharris@achp.gov).

Sincerely,

Raymond V. Wallace  
Historic Preservation Technician  
Office of Federal Agency Programs

## Callina, Phylls

---

**From:** SCUDDER, JON K GS-12 USAF PACAF 673 CES/CEANC [jon.scudder@us.af.mil]  
**Sent:** Monday, August 27, 2012 3:08 PM  
**To:** Callina, Phylls  
**Subject:** FW: JBER MOA

**Attachments:** JBER-MOA-339 (SHPO DEMO) OSJA Reviewed DG and slr draft.docx



JBER-MOA-339  
SHPO DEMO) OSJA .

Here is the SHPO review.

### CONTACT INFORMATION:

Mr. Jon K. Scudder, 673 CES/CEANC  
JBER Cultural Resource Manager and Native Liaison  
673d Civil Engineer Squadron  
6346 Arctic Warrior Drive  
JBER, AK 99506  
Phone: (907) 552-4157  
FAX: (907) 552-1533

### FOR URGENT REQUIREMENTS IF ON LEAVE:

Mr. Brent Koenen, Chief, Conservation, 552-1609

-----Original Message-----

From: Rickman, Summer L (DNR) [mailto:[summer.rickman@alaska.gov](mailto:summer.rickman@alaska.gov)]  
Sent: Wednesday, September 07, 2011 3:58 PM  
To: Scudder, Jon Civ USAF PACAF 673 CES/CEANC  
Subject: FW: JBER MOA

Jon- attached is the MOA you sent with our edits. Most of the content is the same just placed it into a more MOA standard format as well as some formatting fixes.

Let me know if you have any questions. I'll get a letter for the findings sent out tomorrow.

I also wanted to see if there might be a time this fall before winter sets in that you might have time to give me a tour of some of the resources on base? I feel it might help me moving forward with reviews to have a sight visit.

Thanks,

Summer

**From:** Gasek, Douglas F (DNR)  
**Sent:** Wednesday, September 07, 2011 3:20 PM  
**To:** Rickman, Summer L (DNR)  
**Subject:** RE: JBER MOA

Just a couple comments. Looks good.

**From:** Rickman, Summer L (DNR)  
**Sent:** Wednesday, September 07, 2011 2:54 PM  
**To:** Gasek, Douglas F (DNR)  
**Subject:** JBER MOA

I am sending again with the additional edits I have done, thanks!

Just for a second set of eyes before I send it back to him.

Summer Rickman

Architectural Historian, Review and Compliance

Alaska State Historic Preservation Office/ Office of History and Archaeology

550 W 7th Ave, Ste 1310, Anchorage Alaska 99501-3565

907-269-8755 Phone 907-269-8908 Fax

[Summer.Rickman@alaska.gov](mailto:Summer.Rickman@alaska.gov)

ü Please consider the environment before printing this email

**Exhibit B-2**  
**Endangered Species Act, Section 7**



# United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Anchorage Fish & Wildlife Field Office  
605 West 4<sup>th</sup> Avenue, Room G-61  
Anchorage, Alaska 99501-2249



In reply refer to: AFWFO

September 4, 2012

**Emailed to:**

Neal Smith  
Environmental Scientist  
Jacobs Engineering  
Neal.Smith@jacobs.com

Re: Anchorage JBER Building Demolition (*Consultation Number 2012-0150*)

Dear Mr. Smith,

Thank you for your email of Sept. 3, 2012, regarding threatened and endangered species that may be affected by your proposal to demolish two buildings on Joint Base Elmendorf Richardson (JBER) in Anchorage, Alaska. The U.S. Fish and Wildlife Service (the Service) is providing these comments in accordance with section 7 of the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq., as amended, ESA).

You have determined that the proposed project will have no effect on species listed under the ESA. Our records indicate that there are no federally listed or proposed species and/or designated or proposed critical habitat within the action area of the proposed project. In view of this, requirements of section 7 of the ESA have been satisfied. However, obligations under section 7 of the ESA must be reconsidered if new information reveals project impacts that may affect listed species or critical habitat in a manner not previously considered, if this action is subsequently modified in a manner which was not considered in this assessment, or if a new species is listed or critical habitat is determined that may be affected by the proposed action. If the proposed project changes, please contact us again to verify there is no effect on listed species or critical habitat.

This letter relates only to federally listed or proposed species and/or designated or proposed critical habitat under jurisdiction of the Service. It does not address species under the jurisdiction of National Marine Fisheries Service, or other legislation or responsibilities under the Fish and Wildlife Coordination Act, Migratory Bird Treaty Act, Marine Mammal Protection Act, Clean Water Act, National Environmental Policy Act, or Bald and Golden Eagle Protection Act.

Thank you for your cooperation in meeting our joint responsibilities under the ESA. If you have any questions, please contact me at (907) 271-1467 or Endangered Species Biologist Kimberly Klein at (907) 271-2660 and refer to consultation number 2012-0150.

Sincerely,

Kimberly Klein  
Endangered Species Biologist

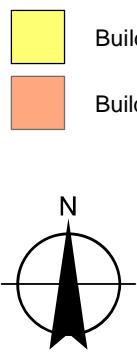
To:  
Ellen Lance  
Branch Chief  
Anchorage Fish & Wildlife Field Office Endangered Species  
605 West 4th Avenue  
Anchorage, Alaska 99501  
Phone (907) 271-2888

The U.S. Air Force is proposing the disposal/demolition of two buildings on Joint Base Elmendorf Richardson (JBER) in Anchorage, Alaska. The attached map shows the location of these two buildings in further detail.

Jacobs Engineering is responsible for preparing an Environmental Assessment regarding the proposed demolitions. We are soliciting your input regarding species listed or proposed for listing under the Endangered Species Act in the project area. To our knowledge, there are no ESA-listed species occurring within our project area. Please let us know if you concur with our finding.

Thank you for your time,

Neal Smith  
Environmental Scientist  
Jacobs Engineering  
907-751-3416

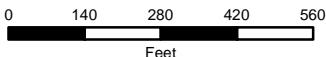


Building 5312



Building 5303

All Locations Are Approximate



Feet

WGS 1984 UTM Zone 6N Transverse Mercator

### JBER Building Demolitions Vicinity Map

JBER: Anchorage, Alaska

**JACOBS**

DATE:  
21 AUG 2012

PROJECT MANAGER:

P. Callina

FIGURE NO:  
1

## Steiner, Dianna

---

From: Kimberly\_Klein@fws.gov [Kimberly\_Klein@fws.gov]  
Sent: Tuesday, September 04, 2012 2:15 PM  
To: Smith, Neal  
Subject: Re: ESA Species Request from Jacobs Engineering

Please see the attached review of the proposed project, Call or reply with questions, thank you.

(See attached file: 2012-0150-Anchorage JBER Building Demolition.pdf)

Kimberly Klein  
Endangered Species Biologist  
USFWS/AFWFO  
605 W. 4th Ave. Room G-61  
Anchorage, AK 99501  
(907) 271-2066

[cid:2\_\_=06BBF0FCDFE99A3F8f9e8a93df938690@fws.gov]"Smith, Neal" <Neal.Smith@jacobs.com>

"Smith, Neal" <Neal.Smith@jacobs.com>

09/04/2012 09:30 AM

To

"ellen\_lance@fws.gov" <ellen\_lance@fws.gov>

cc

"kimberly\_klein@fws.gov" <kimberly\_klein@fws.gov>, "judy\_jacobs@fws.gov"  
<judy\_jacobs@fws.gov>

Subject

ESA Species Request from Jacobs Engineering

Dear Ellen Lance,

Please see the attached letter requesting your consultation regarding affected species in preparation of an Environmental Assessment.

Thank you,

Neal Smith  
Environmental Scientist  
Jacobs Engineering  
4300 B. STREET | SUITE 600 | ANCHORAGE, AK 99503  
(907) 751-3416

---

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have

received this message in error, please notify us immediately by replying to the message and deleting it from your computer.[attachment "Jacobs Engineering ESA Request.pdf" deleted by Kimberly Klein/R7/FWS/DOI]

**APPENDIX C**  
**IICEPs and Response Letters**



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 673D AIR BASE WING  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

OCT 11 2012

MEMORANDUM FOR SEE DISTRIBUTION LIST

FROM: 673 CES/CC  
6346 Arctic Warrior Drive  
JBER AK 99506-3221

SUBJECT: Environmental Assessment (EA) for the Demolition of Two Historic-Eligible Buildings at Joint Base Elmendorf-Richardson (JBER), Alaska.

1. Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended, and its implementing regulations, the United States Air Force (USAF) intends to prepare an environmental analysis to determine the potential for significant impacts on the human environment from the proposal to demolish two historic-eligible buildings at JBER, Alaska. The EA will address two alternatives: the proposed demolition of Buildings 5303 and 5312 and the No Action alternative.
2. The USAF will publish a notice of availability (NOA) of the EA and draft Finding of No Significant Impact (FONSI) in the Anchorage Daily News and on the JBER website (<http://www.jber.af.mil/environmental/index.asp>). The NOA will initiate the public comment period and explain the method for submitting comments on the EA and draft FONSI.
3. In an effort to analyze the potential effects of the proposed action, the USAF or its contractor(s), Jacobs, may contact you in their data collection efforts. Please provide your comments or requested information not later than 16 November 2012 in order to be considered during the preparation of the EA.
4. If you have any specific question about the proposal, we would like to hear from you. Please feel free to contact Ms. Linda Serret, NEPA Coordinator, at (907) 384-2444 or [linda.serret.ctr@us.af.mil](mailto:linda.serret.ctr@us.af.mil). General questions may be directed to Mr. Bob Hall, Public Affairs, at (907) 552-8152 or [robert.hall.58@us.af.mil](mailto:robert.hall.58@us.af.mil). In advance, we thank you for your assistance in this matter.



MICHAEL E. SCHMIDT, GS-14  
Deputy Director

1 Attachment:  
Distribution List

## **Distribution List**

### Federal Agencies

U.S. Department of Agriculture  
Natural Resources Conservation Service  
800 W. Evergreen Avenue, Suite 216  
Palmer, AK 99645-6546

Attn: Jim Fincher  
U.S. Department of Interior  
Bureau of Land Management  
Anchorage Field Office  
4700 BLM Road.  
Anchorage, AK 99507-2599

Attn: Pamela Bergmann  
U.S. Department of Interior  
Office of Environmental Policy & Compliance  
Anchorage Regional Office  
1689 C Street, Room 119  
Anchorage, AK 99501-5126

U.S. Department of Interior  
Bureau of Indian Affairs  
Anchorage Agency  
3601 C Street, Ste. 1100  
Anchorage 99503-5947

Attn: Sue Masica  
U.S. Department of Interior  
National Park Service  
Alaska Regional Office  
240 W 5th Avenue, Ste. 114  
Anchorage, AK 99501

Attn: Bob Lewis  
U.S. Department of Transportation  
Federal Aviation Administration  
Alaska Region  
222 West 7th Avenue # 14  
Anchorage, AK 99513

Attn: David Miller  
U.S. Department of Transportation  
Federal Highway Administration  
Alaska Division  
709 W. 9<sup>th</sup> Street, Room 851  
Juneau, AK 99802-1648

Attn: Robert Bouchard  
U.S. Department of Transportation  
Maritime Administration  
1200 New Jersey Ave., SE (mar-510, #w21-224)  
Washington, DC 20590

Attn: Richard Krochalis  
U.S. Department of Transportation  
Federal Transit Administration, Region 10  
Jackson Federal Building  
9 15 Second Avenue, Ste. 3142  
Seattle, WA 98174- 1002

Attn: Dennis McLerran  
U.S. Environmental Protection Agency  
Region 10  
1200 Sixth Avenue, Ste. 900  
Seattle WA 98101

Attn: Dianne Soderlund  
U.S. Environmental Protection Agency  
Region 10  
EPA Alaska Operations Office  
222 West 7th Avenue #19  
Anchorage AK 99513-7588

Attn: Geoffrey Haskett  
U.S. Fish and Wildlife Service  
Alaska Regional Office  
1011 East Tudor Road  
Anchorage, AK 99503

Attn: Ann Rappoport  
U.S. Fish and Wildlife Service  
Anchorage Fish & Wildlife Field Office  
Fisheries & Ecological Services  
605 West 4<sup>th</sup> Avenue, Room G-61  
Anchorage, AK 99501

Attn: Barbara Mahoney  
National Marine Fisheries Service  
Protected Resources Div/Habitat Conservation Div  
222 W 7th Avenue, Box 43  
Anchorage AK 99513

### State Agencies

Attn: Kristin Ryan & Michelle Bonnet  
Alaska Department of Environmental Conservation  
555 Cordova  
Anchorage. AK 99501

Attn: Alice Edwards & Larry Dietrick  
Alaska Department of Environmental Conservation  
410 Willoughby Ave, Ste. 303  
Juneau, AK 99801

Attn: Mark Burch  
Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Road  
Anchorage. AK 99518- 1599

Environmental Assessment for Demolition of Two Historic-Eligible Buildings at Joint Base Elmendorf-Richardson (JBER), Alaska.

---

Attn: Daniel S. Sullivan  
Alaska Department of Natural Resources  
Office of the Commissioner  
550 W. 7th Avenue, Ste 1400  
Anchorage, AK 99501

Attn: Brent Goodrum  
Alaska Department of Natural Resources  
Division of Mining, Land and Water  
550 W. 7th Ave, Ste 1070  
Anchorage, AK 99501-3579

Attn: Judith Bittner  
Alaska Department of Natural Resources  
Office of History and Archaeology  
550 W 7th Avenue, Ste. 1310  
Anchorage AK 99501

Attn: Claire LeClair  
Alaska Department of Natural Resources  
Parks and Outdoor Recreation  
550 W. 7th Avenue, Ste. 1380  
Anchorage. AK 99501-3561

Attn: Robert A. Campbell  
Alaska Department of Transportation & Public Facilities  
Central Region  
4111 Aviation Avenue  
Anchorage AK 99519

Attn: John Parrot & John Johansen  
Alaska Department of Transportation & Public Facilities  
Ted Stevens Anchorage International Airport  
PO Box 196960  
Anchorage AK 99519

Local Agencies/Councils

Attn: Christopher Aadnesen  
Alaska Railroad Corporation  
327 W. Ship Creek Avenue  
Anchorage AK 99510-7500

Community Councils Center  
1057 West Fireweed Lane, Suite 100  
Anchorage, Alaska 99503

Eagle River Community Council  
13135 Old Glenn Hwy, Ste 200  
Eagle River AK 99577

Fairview Community Council  
1121 E. 10th Avenue  
Anchorage AK 99501

Attn: Bob French  
Government Hill Community Council  
P. O. Box 101677  
Anchorage AK 99510

Attn: Don Crandall  
Mountain View Community Council  
P.O. Box 142824  
Anchorage AK 99514

Attn: Jerry Weaver, Jr.  
Municipality of Anchorage  
Community Planning & Development  
4700 Elmore Road  
Anchorage AK 99507

Attn: Kevin Smestad  
Northeast Community Council  
7600 Boundary Avenue  
Anchorage AK 99504

Attn: Richard Wilson  
Port of Anchorage  
2000 Anchorage Port Road  
Anchorage. AK 99501

Attn: Marc Van Dongen  
Port MacKenzie  
350 East Dahlia Avenue  
Palmer AK 99645

Representatives/Members/Senators

Attn: Assembly Members  
Anchorage Assembly  
P.O. Box 196650  
Anchorage, AK 99519-6650

Attn: Ernie Hall  
Anchorage Assembly  
632 W. 6th Avenue, Ste. 250  
Anchorage, AK 99501

Attn: Mayor Dan Sullivan  
632 W. Sixth Avenue, Ste. 840  
Anchorage AK 99501

Attn: Congressman Don Young  
2314 Rayburn House Office Building  
Washington, DC 20515

Attn: Congressman Don Young  
4241 B Street, Ste. 203  
Anchorage, AK 99503

Environmental Assessment for Demolition of Two Historic-Eligible Buildings at Joint Base Elmendorf-Richardson (JBER), Alaska.

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Attn: Senator Mark Begich  
Peterson Tower  
510 L St, Ste. 750  
Anchorage, AK 99501

Attn: Senator Mark Begich  
111 Russell Senate Office Building  
Washington, DC 20510

Attn: Senator Lisa Murkowski  
709 Hart Senate Building  
Washington, D.C. 20510

Attn: Senator Lisa Murkowski  
510 L Street, Ste. 600  
Anchorage, AK 99501

Attn: Governor Sean Parnell  
550 West 7th Avenue, Suite 1700  
Anchorage, AK 99501



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 673D AIR BASE WING  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

MEMORANDUM FOR SEE DISTRIBUTION LIST

OCT 11 2012

FROM: 673 CES/CC  
6346 Arctic Warrior Drive  
JBER AK 99506-3221

SUBJECT: Environmental Assessment (EA) for the Demolition of Two Historic-Eligible Buildings at Joint Base Elmendorf-Richardson (JBER), Alaska.

1. Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended, and its implementing regulations, the United States Air Force (USAF) intends to prepare an environmental analysis to determine the potential for significant impacts on the human environment from the proposal to demolish two historic-eligible buildings at JBER, Alaska. The EA will address two alternatives: the proposed demolition of Buildings 5303 and 5312 and the No Action alternative.
2. The USAF will publish a notice of availability (NOA) of the EA and draft Finding of No Significant Impact (FONSI) in the Anchorage Daily News and on the JBER website (<http://www.jber.af.mil/environmental/index.asp>). The NOA will initiate the public comment period and explain the method for submitting comments on the EA and draft FONSI.
3. Please let us know if you have any general concerns that could be addressed in the EA. If you believe this proposal will significantly affect any tribal right(s) or protected resource(s), we invite you to consult with us on a government-to-government basis, in accordance with the Department of Defense *American Indian and Alaska Native Policy* and Executive Order 13175, *Consultation and Coordination with Indian Tribal Governments*. Please write to us and explain which tribal right(s) or protected tribal resource(s) will be affected and how they will be significantly affected. To initiate consultation, please contact Mr. Jon Scudder, Cultural Resources Program Manager, at (907) 552-4157 or [jon.scudder@us.af.mil](mailto:jon.scudder@us.af.mil) to determine a time which may be mutually convenient. Please provide your comments or requested information not later than 16 November 2012 in order to be considered during the preparation of the EA.
4. If you have any specific question about the proposal, we would like to hear from you. Please feel free to contact Ms. Linda Serret, NEPA Coordinator, at (907) 384-2444 or [linda.serret.ctr@us.af.mil](mailto:linda.serret.ctr@us.af.mil). General questions may be directed to Mr. Bob Hall, Public Affairs, at (907) 552-8152 or [robert.hall.58@us.af.mil](mailto:robert.hall.58@us.af.mil). In advance, we thank you for your assistance in this matter.

  
MICHAEL E. SCHMIDT, GS-14  
Deputy Director

1 Attachment:  
Distribution List

**Distribution List**

**Alaska Native Villages**

Attn: Lee Stephan  
Native Village of Eklutna  
26339 Eklutna Village Road  
Chugiak AK 99567

Attn: Debra Call  
Knik Village  
PO Box 871565  
Wasilla AK 99687

Attn: Frank Standifer  
Native Village of Tyonek  
PO Box 82009  
Tyonek, AK 99682-0009

Attn: Gary Harrison  
Chickaloon Village Traditional Council  
PO Box 1105  
Chickaloon, Alaska 99674

**Alaska Native Corporations**

Attn: Margaret L. Brown  
Cook Inlet Region, Inc. (CIRI)  
2525 C Street, Ste. 500  
Anchorage, AK 99503

Attn: Michael Curry  
Eklutna, Inc.  
16515 Centerfield Drive, Suite 201  
Eagle River AK 99577



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 673D AIR BASE WING  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

OCT 11 2012

MEMORANDUM FOR NATIONAL MARINE FISHERIES SERVICE (NMFS)  
PROTECTED RESOURCES DIVISION AND HABITAT  
CONSERVATION DIVISIONS  
ATTENTION: MS. BARBARA MAHONEY

FROM: 673 CES/CC  
6346 Arctic Warrior Drive  
JBER AK 99506-3221

SUBJECT: Request for Information regarding Environmental Assessment (EA) for the  
Demolition of Two Historic-Eligible Buildings at Joint Base Elmendorf-Richardson  
(JBER), Alaska.

1. Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended, and its implementing regulations, the United States Air Force (USAF) intends to prepare an environmental analysis to determine the potential for significant impacts on the human environment from the proposal to demolish two historic-eligible buildings at JBER, Alaska. The EA will address two alternatives: the proposed demolition of Buildings 5303 and 5312 and the No Action alternative.
2. In accordance with the Endangered Species Act of 1973, as amended, we would like to request information regarding any federally-listed threatened and/or endangered species in addition to candidate or proposed-to-be-listed species that occur or may occur in the potentially affected area located south of the JBER-Elmendorf airfield at Arctic Warrior Drive and Kenny Avenue. Please send information to our primary point of contact Ms. Linda Serret at the address below. Please provide your comments or requested information not later than 16 November 2012 in order to be considered during the preparation of the Draft EA. Additionally, we would appreciate you identifying a point of contact for any follow-up questions we may have.
3. If you have any questions or comments on this request, please contact Ms. Linda Serret, NEPA Coordinator at 673 CES/CEAOP, 6346 Arctic Warrior Drive, JBER AK 99506-3221, (907) 384-2444 or [linda.serret.ctr@us.af.mil](mailto:linda.serret.ctr@us.af.mil). An alternate point of contact is Mr. Brent Koenen at (907) 552-1609 or [brent.koenen@us.af.mil](mailto:brent.koenen@us.af.mil). In advance, we thank you for your assistance in this matter.

  
MICHAEL E. SCHMIDT, GS-14  
Deputy Director



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 673D AIR BASE WING  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

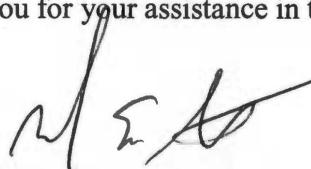
OCT 11 2012

MEMORANDUM FOR UNITED STATES FISH & WILDLIFE SERVICE (USFWS)  
ANCHORAGE FISH & WILDLIFE FIELD OFFICE  
ATTENTION: ANN RAPPOPORT

FROM: 673 CES/CC  
6346 Arctic Warrior Drive  
JBER AK 99506-3221

SUBJECT: Request for Information regarding Environmental Assessment (EA) for the  
Demolition of Two Historic-Eligible Buildings at Joint Base Elmendorf-Richardson  
(JBER), Alaska.

1. Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended, and its implementing regulations, the United States Air Force (USAF) intends to prepare an environmental analysis to determine the potential for significant impacts on the human environment from the proposal to demolish two historic-eligible buildings at JBER, Alaska. The EA will address two alternatives: the proposed demolition of Buildings 5303 and 5312 and the No Action alternative.
2. In accordance with the Endangered Species Act of 1973, as amended, we would like to request information regarding any federally-listed threatened and/or endangered species in addition to candidate or proposed-to-be-listed species that occur or may occur in the potentially affected area located south of the JBER-Elmendorf airfield at Arctic Warrior Drive and Kenny Avenue. Please send information to our primary point of contact Ms. Linda Serret at the address below. Please provide your comments or requested information not later than 16 November 2012 in order to be considered during the preparation of the Draft EA. Additionally, we would appreciate you identifying a point of contact for any follow-up questions we may have.
3. If you have any questions or comments on this request, please contact Ms. Linda Serret, NEPA Coordinator at 673 CES/CEAOP, 6346 Arctic Warrior Drive, JBER AK 99506-3221, (907) 384-2444, or [linda.serret.ctr@us.af.mil](mailto:linda.serret.ctr@us.af.mil). An alternate point of contact is Mr. Brent Koenen at (907) 552-1609 or [brent.koenen@us.af.mil](mailto:brent.koenen@us.af.mil). In advance, we thank you for your assistance in this matter.



MICHAEL E. SCHMIDT, GS-14  
Deputy Director

**From:** [SERRET, LINDA A CTR USAF PACAF 673 CES/CEAOP](#)  
**To:** [SERRET, LINDA A CTR USAF PACAF 673 CES/CEAOP](#)  
**Subject:** IICEP - Demo  
**Date:** Tuesday, November 20, 2012 8:59:45 AM  
**Attachments:** [Demolition EA.pdf](#)  
[Watershed and Fisheries EA.pdf](#)  
[Explosive Ordnance EA.pdf](#)

---

From: Greg Razo [<mailto:GRazo@ciri.com>]  
Sent: Tuesday, November 20, 2012 8:14 AM  
To: SERRET, LINDA A CTR USAF PACAF 673 CES/CEAOP  
Cc: Kim Kearney; Sylvia Medina; Jace Fahnestock  
Subject: FW: Department of Air Force EA documents

Dear Ms. Serret,

Thank you for each of the attached three notices. Cook Inlet Region, Inc. (CIRI) does not request "consultation" on any of these proposed actions. CIRI has the capability to perform these and future environmental assessments through its environmental contracting subsidiaries – the North Wind Group ([www.northwindgrp.com](http://www.northwindgrp.com)). The North Wind Group of companies are 100% wholly-owned by CIRI and offer the flexibility of ANC 8(a) contracting to JBER. As the holder of tribal authority for the Anchorage area we request that you consider utilizing our companies for your needs on the land historically the home of our Cook Inlet people. Please let me know if you have any questions and thank you and your team for the notices.

Greg Razo

Gregory P. Razo - Vice President, Government Contracting  
Cook Inlet Region, Inc. - (CIRI) <<http://www.ciri.com/content/home/index.cfm>>  
2525 "C" Street, Suite 500; PO BOX 93330  
Anchorage, AK 99509-3330  
Direct Phone: (907) 263-5149/Cell: (907) 317-8281/Fax: (907) 263-5182

The Mission of CIRI is to promote the economic and social well-being and Alaska Native heritage of our shareholders, now and into the future, through prudent stewardship of the company's resources, while furthering self-sufficiency among shareholders and their families.

From: Natalie Efird  
Sent: Friday, November 16, 2012 10:52 AM  
To: Greg Razo  
Subject: Department of Air Force EA documents

Natalie Efird  
Executive Assistant, Government Contracting  
Cook Inlet Region, Inc. (CIRI)  
PO Box 93330, Anchorage, AK 99509-3330  
907-263-5101 (phone) / 907-263-5181 (fax)

---

The information contained in this CIRI email message may be privileged, confidential and protected from disclosure. If you are not an intended recipient, please notify the sender by reply email and delete the message and any attachments immediately. The use, disclosure, dissemination, distribution or reproduction of this CIRI message or the information in it or attached to it by any unintended recipient is unauthorized, strictly prohibited by the sender, and may be unlawful. Thank you.

**APPENDIX D**  
**NOA, Comments, and Responses**

# AFFIDAVIT OF PUBLICATION

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

Jada L. Nowling

being first duly sworn on oath deposes and says that he/she is an representative of the Anchorage Daily News, a daily newspaper. That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on

03/07/13

and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed Jada L Nowling

Subscribed and sworn to before

Me this 25 day of March  
2013

Britney Thompson

Notary Public in and for  
The State of Alaska.  
Third Division  
Anchorage, Alaska  
MY COMMISSION EXPIRES  
05/18/15

## DEPARTMENT OF DEFENSE

### NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL ASSESSMENT FOR DEMOLITION OF BUILDINGS 5303 AND 5312 AT JOINT BASE ELMENDORF-RICHARDSON (JBER), ALASKA

AGENCY: U.S. Air Force (USAF), JBER, Alaska.

ACTION : Notice of Availability

**SUMMARY:** The USAF is issuing this notice of availability (NOA) to advise the public that it has made available for public review and comment an *Environmental Assessment (EA)* and *Draft Finding of No Significant Impact (FONSI)* for the proposed demolition of Buildings 5303 and 5312 located at JBER. Buildings 5303 and 5312 are historic properties eligible for listing in the National Register of Historic Places (NRHP). The proposed demolition activities include: (1) removal and disposal of the building materials; (2) removal and abatement of asbestos and/or lead-based paint; (3) removal and disposal of the foundations and footings; (4) removal of buried utilities; and (5) backfilling. The Building 5303 area will be re-surfaced with asphalt or gravel for use as a parking lot; the Building 5312 area will be re-vegetated.

This NOA is published pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (Title 42 United States Code [USC] Section 4321, et seq.); the Council on Environmental Quality Regulations for implementing procedural provisions of NEPA (40 Code of Federal Regulations [CFR] Parts 1500-1508); Executive Orders 11514 and 11991; the Environmental Quality Improvement Act of 1970, as amended (42 USC 4371 et seq.); and 32 CFR 989, the Air Force Environmental Impact Analysis Process (EIAP).

A copy of the EA and Draft FONSI will be available for public review and comment for 30 days beginning on 07 March 2013 and ending on 05 April 2013. These documents will be available at: Z. J. Loussac Public Library, 3600 Denali Street Anchorage, AK 99503; Mountain View Branch Library, 120 Bragaw, Anchorage, AK 99508; Muldoon Branch Library, Suite 158, 1251 Muldoon Rd. Anchorage, AK 99504; Chugiak-Eagle River Branch Library, 12001 Business Blvd., Suite #176, Eagle River Town Center, Eagle River, AK 99577; JBER-Richardson Library (Building 7, Chilkoot Ave, JBER, AK 99505); and online at <http://www.jber.af.mil/environmental/index.asp> (under "Current NEPA Actions"). Comments on the proposed action should be submitted by mail or email and postmarked (mail) or received (email) no later than 30 days from the date of this NOA (05 April 2013). Please indicate the title of this EA in the subject line. Comments received by the Air Force will be considered in making a decision on the proposed action and will be made part of the Administrative Record. Thank you for your participation.

Please send comments to:

Attn: Bob Hall, Joint Base Elmendorf-Richardson Public Affairs  
10480 Sijan Avenue, Suite 123  
Joint Base Elmendorf-Richardson, Alaska 99505-6000

or

jber.pa.3@us.af.mil

**POINT OF CONTACT:** Please direct verbal comments or requests for information to Mr. Bob Hall at (907) 552-8152.



## **SERRET, LINDA A CTR USAF PACAF 673 CES/CEAOP**

---

**Subject:** FW: Bulidings 5303/5312 Demolition

-----Original Message-----

From: NELSON, COLTON B SSgt USAF PACAF 144 AS/DOL  
Sent: Thursday, March 07, 2013 7:07 AM  
To: JBER/PA Team  
Subject: Bulidings 5303/5312 Demolition

Sir,

My personal opinion is to save the buildings. The buildings themselves should be registered as historical sites and used as such. There could many uses for these buildings. Public opinion doesn't mean a planning committee is being put together but I know these buildings would be great locations for a future Alaska National Guard Museum. Our current buildings are on the Fort Rich side are set to be demolished. We could use them for that purpose. They could be upgraded and managed.

If nothing else, there can be a way to save them. They are a great example for American ingenuity and excellence. We are too involved these days with destroying our past and looking forward for answers instead of looking back for answers.

SSgt Colton B. Nelson  
Loadmaster Instructor/Scheduler  
144th Airlift Squadron  
Alaska Air National Guard  
Office: 907-551-1405  
Cell: 907-440-0304

*Response to:*

SSgt Colton B. Nelson

Comment submitted: Thursday, March 07, 2013 7:07 AM

---

Thank you for your comment.

As explained in Section 1.0 of the Environmental Assessment, Buildings 5303 and 5312 have been determined to be beyond their safe and environmentally efficient operational design life and do not meet the requirements set forth in Air Force Instruction (AFI) 32-1024 *Standard Facility Requirements* or Air Force Handbook (AFH) 32-1084 *Facility Requirements*. Therefore, the buildings are designated for demolition.

The Keeper of the National Register has determined that Buildings 5303 and 5312 are eligible for the National Register of Historic Places (NRHP) under Criterion A for association with significant events (World War II) as contributing resources to the Alaska Air Depot Historic District. The buildings have not been listed on the NRHP because the specific roles of the buildings are undeterminable and the buildings are slated for demolition. Additionally, while the buildings are historic, these types of buildings are typical of many structures found throughout Joint Base Elmendorf-Richardson.

To mitigate the impacts of demolition on the buildings, the U.S. Air Force (USAF) and the Alaska State Historic Preservation Office (SHPO) signed a Memorandum of Agreement (MOA) stipulating that Buildings 5303 and 5312 will be recorded prior to demolition. A Historic American Buildings Survey (HABS) report has been compiled for each building to fulfill the written building history and the research and compilation requirements of the MOA. These HABS reports record the 'life' of the buildings through a written narrative describing the buildings and their historical context, along with photographs and architectural drawings of the buildings. The HABS reports will be filed with the SHPO, the local National Park Service office, and the National Archives, where they will be available to the public.

The possibility of renovating either building has been considered, but eliminated due to many organizational and financial factors. To renovate these buildings and restore them to a standard acceptable for continued use requires updating the heating and utility systems and mitigating hazardous materials, including asbestos. (Asbestos has been confirmed to exist in Building 5312, while Building 5303 has not undergone any investigations.) Additionally, if the buildings were listed on the NRHP and retained, they would have to be renovated to strict – and likely costly – standards and the potential usage of the buildings would be limited. For these reasons, Therefore, renovation or repair of Buildings 5303 and 5312 is not considered practicable and would not alleviate the financial burden associated with maintaining these underutilized buildings.

## **SERRET, LINDA A CTR USAF PACAF 673 CES/CEAOP**

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**Subject:** FW: 5312&5303

-----Original Message-----

From: BAILEY, DANIEL V III WG-09 USAF PACAF 773 CES/CEOHS  
Sent: Thursday, March 07, 2013 9:44 AM  
To: JBER/PA Team  
Cc: WOOD, WILLIAM E CIV USAF PACAF 673 CES/CEPM; COLLINS, KYLE J WG-09 USAF PACAF 773 CES/CEOHS; MERCHANT, FRANK L WG-04 USAF PACAF 773 CES/CEOH; SCHOFFSTALL, PHILLIP A WS-10 USAF PACAF 773 CES/CEOHS; HARRIS, WILLIAM J WG-08 USAF PACAF 3 MXS/MXMGD; 'bailey'; BAILEY, DANIEL V III WG-09 USAF PACAF 773 CES/CEOHS  
Subject: 5312&5303

I read the story from KTUU about the proposed demo of buildings 5312 and 5309. Inaccurate information was given to KTUU concerning building 5312 in stating that the last major change was "the removal of playground equipment and a sandbox". In fact, a new energy efficient roof was installed by Civil Engineering Civilians in 2005-2006 on both of these facilities.

There was a reoccurring issue with ice buildup and roof leaks due to a lack of insulation and failed roofing materials.

The new roof's have completely eliminated this issue.

I designed, ordered materials, and worked on the crew that installed both of these roofs. The combined cost of these projects was approximately \$120K, material and man-hours.

Two years before the new roof on 5312, there was a renovation in the environmental section that takes up almost 2/3 of the facility.

The reason I am inquiring into this proposal is that the information given is inaccurate and omits details that may override the decision to tear down these facilities. There are other facilities in far worse shape that personnel are currently performing duties in.

This action also trivializes the efforts of us who cared enough to help the Air Force save money.

It seems that money spent "yesterday" is of no concern tomorrow.

Money was spent having a contractor insulate the exterior walls of building 6252, a metal storage facility built in the same era as 5312 and 5309. This money would have been better spent on buildings that already have an energy efficient roofs on them.

It is my hope to see KTUU correcting the record and to see these building put to better use than a land fill..

If you have any questions for me, please feel free to contact my cell phone at the number below.

Daniel Bailey  
830-8839

*Response to:*

Daniel Bailey

Comment submitted: Thursday, March 07, 2013 9:44 AM

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Thank you for your comment.

As explained in Section 1.0 of the Environmental Assessment, Buildings 5303 and 5312 have been determined to be beyond their safe and environmentally efficient operational design life and do not meet the requirements set forth in Air Force Instruction (AFI) 32-1024 *Standard Facility Requirements* or Air Force Handbook (AFH) 32-1084 *Facility Requirements*, which outline the criteria for U.S. Air Force (USAF) building assessment, use designations and functional requirements.

In addition, this proposed action is consistent with several federal directives, including the presidential initiative of 10 June 2010, *Memorandum for the Heads of Executive Departments and Agencies, Disposing of Unneeded Federal Real Estate* which aims to develop sustainable installations. Under this presidential initiative, the USAF 20/20 by 2020 program was developed with the mission of reducing owned, leased and USAF-led joint base real property and associated operations costs by 20 percent by the year 2020. The proposed action is also consistent with Executive Order 13423, requiring federal agencies to reduce overall energy usage; and Executive Order 13514, which delegates water reduction requirements for federal agencies.

In some cases, repairs and/or improvements to these buildings were needed in the past to facilitate continued use of these buildings; however Buildings 5303 and 5312 were intended to be temporary structures, and they constructed with materials not considered to be sustainable beyond 15 years (See Section 1.1). Due to joint basing and consolidation efforts, Buildings 5303 and 5312 are no longer needed as the personnel from Building 5312 have moved into another facility and the equipment from Building 5303 has been relocated to other storage locations.

The possibility of fully renovating either building has been considered, but eliminated due to many organizational and financial factors. To renovate these buildings and restore them to a standard acceptable for continued use requires updating the heating and utility systems and mitigating hazardous materials, including asbestos which has been confirmed to exist in Building 5312. (Building 5303 has not undergone any investigations.) Additionally, were the buildings to be listed on the National Registry of Historic Places (NRHP) and retained, they would have to be renovated to strict – and likely costly – standards and the potential usage of the buildings would be limited.

As stated in Section 4.2, the most recent renovation attempt at these buildings was on the eastern portion of Building 5312, which began in 2011 with the intent of upgrading the outdated and economically impractical utility systems. However, when it became apparent that the building's inefficiencies would not support the USAF's sustainable Installation goals and the building was identified for demolition, construction activities were halted to preserve USAF financial resources.

In addition to Buildings 5303 and 5312, other buildings on the Installation have been placed on the demolition list for similar reasons. Buildings that are placed on the demolition list will usually remain on the list until funding is secured to complete the demolition. The decision as to what buildings are funded for demolition is made by the Pacific Air Forces (PACAF).

## **SERRET, LINDA A CTR USAF PACAF 673 CES/CEAOP**

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**Subject:** FW: About the WWII Buildings on JBER

-----Original Message-----

From: MM [mailto:[trekm16@gmail.com](mailto:trekm16@gmail.com)]  
Sent: Monday, March 18, 2013 10:11 AM  
To: JBER/PA Team  
Subject: About the WWII Buildings on JBER

Hello Mr.Hall. I can see how demolishing those buildings will save costs as maintaining their poor state costs more than the other buildings. According to the news source KTUU, these buildings have not been registered on the National Register of Historic Places. As to whether or not this is true is unknown to me, but I do agree with demolishing these buildings as long as the historical significance is recorded. We will not lose historical figures and we save money, a win-win.

*Response to:*

trekm16@gmail.com

Comment submitted: Monday, March 18, 2013 10:11 AM

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Thank you for your comment.

The Keeper of the National Register has determined that Buildings 5303 and 5312 are eligible for the National Register of Historic Places (NRHP) under Criterion A for association with significant events (World War II) as contributing resources to the Alaska Air Depot Historic District. However, the buildings have not been listed on the NRHP because the specific roles of the buildings are undeterminable and the buildings are slated for demolition. Additionally, while the buildings are historic, these building types are typical of many structures seen throughout Joint Base Elmendorf- Richardson.

To mitigate the impacts of demolition on the buildings, the U.S. Air Force (USAF) and the Alaska State Historic Preservation Office (SHPO) signed a Memorandum of Agreement (MOA) stipulating that Buildings 5303 and 5312 will be recorded prior to demolition. A Historic American Buildings Survey (HABS) report has been compiled for each building to fulfill the written building history and the research and compilation requirements of the MOA. The HABS reports record the 'life' of the buildings through a written narrative describing the buildings and their historical context, photographs, and architectural drawings. The HABS reports will be filed with the SHPO, the local National Park Service office, and the National Archives, where they will be available to the public.